This Instrument Prepared By:
Sherrard & Roe PLC (TJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 04/26/11 16:01 5 pgs
Fees:27.00 Taxes:0.00
20110426-0031995

QUITCLAIM DEED

Address New Owners:
Cheryl D. Baird
413 Prestwick Court
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
Map 104-16
Parcel 352

WHEREAS, Ronald O. Baird (the "Decedent") died on February 3, 2011 and the Decedent's Last Will and Testament dated April 22, 2005 was admitted to probate on February 22, 2011, as File No. 11P-281 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, the Ronald O. Baird Family Trust (the "Trust") was created pursuant to the terms of the Decedent's Will; and

WHEREAS, pursuant to the terms of the Decedent's Will and that certain Distribution and Termination Agreement dated April 26, 2011, the Co-Trustees of the Trust are Cheryl D. Baird, Marc Dennis and John Dennis (the "Co-Trustees"); and

WHEREAS, the Co-Trustees desire to convey all of the Co-Trustees' right, title and interest in and to certain real property located in Davidson County, Tennessee to Cheryl D. Baird, in accordance with the terms of the Trust and the Distribution and Termination Agreement dated April 26, 2011.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees of the Ronald O. Baird Family Trust, (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to Cheryl D. Baird (the "Grantee"), in fee simple.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 26th day of April, 2011.

RONALD O. BAIRD FAMILY TRUST

BY: Cheryl D. Baird
Cheryl D. Baird, Co-Trustee

RONALD O. BAIRD FAMILY TRUST

BY: _____
Marc Dennis, Co-Trustee

RONALD O. BAIRD FAMILY TRUST

BY: _____
John Dennis, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Cheryl D. Baird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

_____
Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Marc Dennis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

_____
Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Dennis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/2013



NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Carla L Lovell
Affiant

Subscribed and sworn to before me this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/2013



NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

EXHIBIT A

Land Davidson County, Tennessee, being the northerly 50 feet of Lot No. 127, on the plan of Belmont Land Company's Property called "Belmont Heights", as shown on plat of record in Plat Book 421, page 34, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 127 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the easterly margin of Ashwood Avenue, 186 feet to an alley.

Being the same property conveyed to Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees of the Ronald O. Baird Family Trust, by deed from Cheryl D. Baird, Executor, of the Estate of Ronald O. Baird of record in Instrument No. 20110426-0031977, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 1523A Ashwood Avenue, Nashville, Tennessee, (formerly 2200 Belmont Boulevard, Nashville, Tennessee).

CERTIFICATE OF AUTHENTICITY

I, Thomas J. Sherrard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Thomas J. Sherrard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Thomas J. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE