BILL GARRETT, Davidson County
Trans:T20110031829 DEEDWARR
Recvd: 05/27/11 14:17 2 pgs
Fees:13.00 Taxes:2442.00
20110527-0040924

This instrument prepared by:
CHEATHAM, PALERMO & GARRETT
43 Music Square West
Nashville, Tennessee 37203

WARRANTY DEED

FROM: WILLIAM WILSON BAIRD, HAROLD JAMES BAIRD IV, and PATRICK LEE BAIRD

TO: JOHN JAY WEISS

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
John Jay Weiss 3750 Whitland Avenue Nashville, Tennessee 37205	Same	10409018700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 660,000.00.

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 27th day of May 2011.

Notary Public

My commission expires: My Commission Expires JULY 5, 2011

For and in consideration of the sum of Six Hundred Sixty Thousand Dollars ($660,000.00), cash in hand paid, receipt of which is hereby acknowledged, we, WILLIAM WILSON BAIRD, HAROLD JAMES BAIRD IV, and PATRICK LEE BAIRD have bargained and sold, and by these presents do transfer and convey unto JOHN JAY WEISS, an unmarried man, his heirs and assigns, the following described real property:

LAND in Davidson County, Tennessee, being Lot No. 7 of Block C on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 100.00 feet on the northerly side of Whitland, formerly Bowling Avenue, and extends back between parallel lines and along the easterly margin of Carden Avenue 200.00 feet to a dead line.

BEING the same property conveyed by Warranty Deed to WILLIAM W. BAIRD and wife, JACQUELINE BAIRD by LOUISE R. BAIRD, a widow, of record in Book 3819, page 177, in the Register's Office of Davidson County, Tennessee. WILLIAM W. BAIRD died on June 19, 1983, and JACQUELINE BAIRD became sole owner of such property as the surviving tenant by the entirety. Following the death of WILLIAM W. BAIRD, JAC-

QUELINE BAIRD remarried, becoming known as JACQUELINE BAIRD PLOTT. JACQUELINE BAIRD PLOTT died on March 12, 2011, survived by the Grantors herein, who are her only issue surviving her and the sole beneficiaries under her will, which was probated on March 26, 2011, in Case No. 11P-483, Davidson County Probate Court. WILLIAM HENRY PLOTT, surviving spouse of JACQUELINE BAIRD PLOTT, waived any interest in this property in an Antenuptial Agreement dated April 30, 1987, a copy of which was filed with the Petition to Probate the will of said JACQUELINE BAIRD PLOTT and is referred to in such will.

THIS is improved property known as 3750 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest belonging to said JOHN JAY WEISS and MARY G. BARBEE, their heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land and have a good right to convey it.

We, WILLIAM WILSON BAIRD, HAROLD JAMES BAIRD IV, and PATRICK LEE BAIRD, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land in the grantee herein, JOHN JAY WEISS, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 27th day of May 2011.

WILLIAM WILSON BAIRD

HAROLD JAMES BAIRD IV

PATRICK LEE BAIRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid County and State, the within named bargainors, WILLIAM WILSON BAIRD, HAROLD JAMES BAIRD IV, and PATRICK LEE BAIRD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument as their free act and deed, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May 2011.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 5, 2011

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.