THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (RFK)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Richard N. & Saconda G. Baird	Richard N. Baird	119-13-217
5386 Perryman Road	3023 Nolensville Rd., Ste. F	
Chapel Hill, TN 37034	Nashville, TN 37211	

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Rosemary R. Calloway
Affiant

Subscribed and sworn to before me this 9 day of March, 2012.

CARLOS ALBERTO ALAVENA
Notary Public
State of Minnesota
My Commission Expires
January 31, 2015

Notary Public

My Commission Expires: Jan 3 2015

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rosemary R. Calloway** ("Grantor") by these presents does hereby transfer, sell and convey to **Richard N. Baird and wife, Saconda G. Baird** ("Grantees"), their heirs, successors and assigns, all interest, right and title in and to a certain tract of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being Lots Nos. 99 and 100 in the property known as College Heights, a plan of which is recorded in Plan Book 332, page 19, Register's Office for said County.

Said Lots Nos. 99 and 100 front 50 feet each on the northerly side of Radnor Street and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Paul T. Calloway and wife, Rosemary R. Calloway by Deed from M.A. Hudgins and wife, Margaret J. Hudgins dated May 30, 1978, of record in Book 5294, page 816 said Register's Office. Paul T. Calloway predeceased his wife on April 7, 2006, leaving the Grantor herein as the sole owner.

BILL GARRETT, Davidson County
Trans:T20120017879 DEEDWARR
Recvd: 03/12/12 09:15 2 pgs
Fees:13.00 Taxes:129.50

20120312-0021055

This is improved property known as 464 Radnor Street, Nashville, Tennessee 37211.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

AND Grantor does hereby covenant with the Grantees that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 9th day of March, 2012.

GRANTOR:

Rosemary R. Calloway

Rosemary R. Calloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Rosemary R. Calloway,** with whom I am personally acquainted, and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 2012.

CARLOS ALBERTO ALAVENA
Notary Public
State of Minnesota
My Commission Expires
January 31, 2015

Notary Public

My Commission Expires: 1/31/2015