File 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,320.00

Richard P. Aubin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 19 86.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Richard Arnold Aubin (NAME)	CityFed Mortgage Company (NAME)	162-10
529 Brook View Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	193.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard P. Baxter et ux, Jane G. Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Arnold Aubin and wife, Patricia H. Aubin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Brook View Estates, Section 2 of record in Book 4460, Page 163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard P. Baxter by deed from Carl E. Gothard et ux, Vivian K. Gothard , of record in Book 5505, Page 837, Register's Office for Davidson County Tennnessee.

This conveyance is subject to any and all existing restrictions and easements of record. of record.

The said Jane G. Baxter joins this conveyance to convey any marital rights she may have in and to said property.

57609

IDENTIFI REFERENCE

Oct 29 10 06 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 529 Brook View Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of October, 19 86

Richard P. Baxter

Jane G. Baxter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard P. Baxter et ux, Dalie G. Baxter

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 24th day of October, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Richard P. Baxter

TO

Richard Arnold Aubin and wife, Patricia H. Aubin

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

67320.00- CAMT.
188.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 194.94-
961610/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57609

IDENTIFT REFERENCE

Oct 29 10 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05740