BOOK 8247 PAGE 975

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,965.82

*Vikki Lynn Beaird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF November, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Vikki Lynn Beaird (NAME) | CityFed Mortgage Company (NAME) | Map 42-07-A |
| 857 Heritage Circle (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | Par. 52 CO |
| Madison, TN 37115 (CITY) (STATE) (P.O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 11D-92928 |

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. Danny R. Kent and wife, Robin M. Kent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vikki Lynn Beaird

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:

BEING Lot No. 216 on the Plan of the Revised Phase Two, Heritage Square, of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Danny R. Kent and wife, Robin M. Kent by deed from Susan Leo Bekken and husband, Byron Bekken, of record in Book 6228, page 83, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by CityFed Mortgage Company of record in Book 5908, page 182, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

76530 IDENTIF. TREFERENCE DEC 3 12 03 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

5533 12/03 0101 03CHECK 185.20

THIS conveyance subject to Declaration of restrictions and covenants of record in Book 5588, page 807, Book 5752, pages 248 and 884, Book 6071, page 766, Book 6122, page 294, Book 6832, page 294 and Book 6407, page 59, and such easements and setback lines of record in Plat Book 5200, page 378, said Register's Office.

unimproved ( )
This is improved (X) property, known as 857 Heritage Circle Madison, TN 37115
(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 Whereever 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 our hands this ____ day of November, 1990

Danny R. Kent

Robin M. Kent

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Danny R. Kent and Robin M. Kent
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 21st day of November 19 90.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

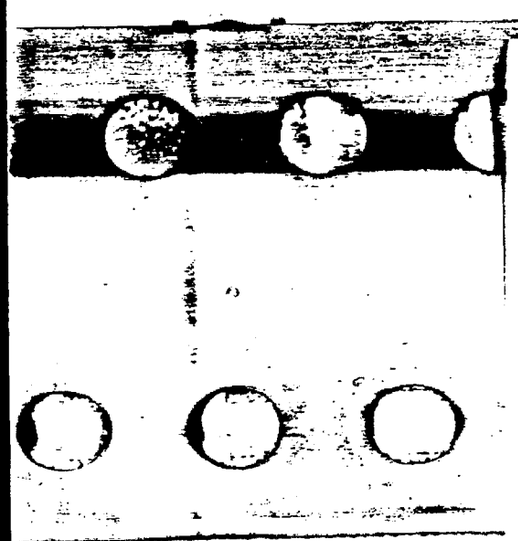
FROM
Danny R. Kent and wife,
Robin M. Kent

TO
Vikki Lynn Beaird

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 53965.82 |
| CON TX | 178.20 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 185.20 |
| CHECK | 185.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/90 01 12:02 0001 5533

76530

IDENTIF. REFERENCE

DEC 3 12 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378011