5699700

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8435 PAGE 226

ADDRESS NEW OWNER:
Frank J. Virginiak and Kazuko Virginiak
3925 Tea Garden Way
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Security Financial and Mortgage Corporation
12444 Powerscourt Drive, Suite 140
St. Louis, Missouri 63131

MAP AND PARCEL:
MAP 150-10
PARCEL 195
02DX08453

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth S. Victory and wife, Gail C. Victory, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank J. Virginiak and wife, Kazuko Virginiak, as tenants ty the entirety, 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 23 on the Plan of Jamestown Estates, Section 3, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Kenneth S. Victory and wife, Gail C. Victory, by deed from Victory Builders, Inc. of record in Book 8361, Page 950, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7476, Page 643; Restated Covenants in Book 7502, Page 11; Restrictive Covenants for Sec. 2 & 3 in Book 7861, Page 420 and 1st Amendment to restrictive covenants for sec. 2 & 3 in Book 8149, Page 337, said Register's Office.

This conveyance is subject to public utility and drainage easement amd anchor easement of record in Book 6900, Page 866, said Register's Office.

This is improved property known as 3925 Tea Garden Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank J. Virginiak and wife, Kazuko Virginiak, their heirs and assigns, forever; and we, Kenneth S. Victory and wife, Gail C. Victory 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 shall include the plural, the plural the singular,

and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1991.

Kenneth S. Victory

Gail C. Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory and wife, Gail C. Victory the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1991.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-24-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 80,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 1991.

NOTARY PUBLIC
My Commission Expires: 4-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4427A

SEP 4 12 43 PM '91

7762 09/04 0101 03CHECK 304.85

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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 228

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 80500.00
				CON TX 297.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 304.85
				CHECK 304.85
09/04/91	01			12:42 0001 7762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44274

SEP 4 12 41 PM '91

No. 456051