File Book 24

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

BOOK 8676 PAGE 226

ADDRESS NEW OWNER:
Steven R. Baird and Krissy S. Briones
3200 Newington Cove
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 151-1-A
PARCEL 142 CO
02dx 08425

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 D/B/A Kenneth Victory Construction, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven R. Baird and Krissy S. Briones, both unmarried , 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 142, Chatham Pointe, of record in Book 6900, Pages 444-447, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Kenneth S. Victory D/B/A Kenneth Victory Construction Co, by deed from Leader Enterprises, Inc. of record in Book 8573, Page 42, Register's Office for Davidson County, Tennessee.

Kenneth S. Victory D/B/A Kenneth Victory Construction and Kenneth S. Victory D/B/A Kenneth Victory Construction Co is one in the same person.

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

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656; Amended Declaration of Covenants, Conditions, and Restrictions in Book 7538, Page 792, and in Book 7599, Page 812, and in Book 8667, Page 381; Charter in Book 7597, Page 977; and Deed conveying Common Area in Book 7683, Page 718, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement, overhang easement, utility anchor easement, and minmum building setback lines of record in Book 6900, Pages 444-447, said Register's Office.

This is improved property known as 3200 Newington Cove, 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 Steven R. Baird and Krissy S. Briones, both unmarried, their heirs and assigns, forever; and we, Kenneth S. Victory D/B/A Kenneth Victory Construction 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.

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Witness our hands this the 10th day of July, 1992.

Kenneth S. Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5644 07/15 0101 03CHECK 311.66

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory D/B/A Kenneth Victory Construction 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 10th day of July, 1992.

Rhonda J. Uttenreuther
NOTARY PUBLIC

J. UHTENWOLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 81,850.00.

Steven R. Baird
AFFIANT

Subscribed and sworn to before me this 10th day of July, 1992.

Rhonda J. Uttenreuther
NOTARY PUBLIC
My Commission Expires: 9-25-93

J. UHTENWOLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

27647

IDENTIF. REFERENCE

JUL 15 11 35 AM '92

FEE
DAVIDSON COUNTY TN.

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

RECEIVED OF _____

FOR _____

BOOK 8676 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 81850.00
CON TX 302.66
PRFEE 1.00
WDEED 8.00
TOTAL 311.66
CHECK 311.66

07/15/92 01 11:35 0001 5644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27647

IDENTIF. TREFERENCE

JUL 15 11 35 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 550385