Box 50
TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9036 PAGE 894

ADDRESS NEW OWNER:
Kevin V. Ziesig
3409 Trimble Road
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 131-01
GROUP
PARCEL 98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald O. Baird and wife, Cheryl D. Baird, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin V. Ziesig, an unmarried person, hereinafter called the Grantee, his 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. 15 on the Map of Russwood Heights of record in Book 2133, pages 12 and 13, Register's Office for said County.

Said Lot No. 15 fronts 246.7 feet on the westerly side of Trimble Road and runs back 148.6 feet on the northerly line and 210 feet on the southerly line to a dead line, measuring 183 feet thereon.

Being the same property conveyed to Ronald O. Baird and wife, Cheryl D. Baird, by deed from Marc T. McNamee and wife, Rebecca B. McNamee, of record in Book 7568, page 945, Register's Office for Davidson County, Tennessee.

This is improved property known as 3409 Trimble Road, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 Taxes, a lien but not yet due and payable.
2. Plan of record in Book 2133, page 12 and 13, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin V. Ziesig, an unmarried person, his heirs and assigns, forever; and we, Ronald O. Baird and wife, Cheryl D. Baird, do covenant with the said Grantee 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 Grantee, his 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 July, 1993.

Ronald O. Baird

Ronald O. Baird

Cheryl D. Baird

Cheryl D. Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald O. Baird and wife, Cheryl D. Baird, 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 July, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of July, 1993.

NOTARY PUBLIC
My Commission Expires: 5-24-97

3857 08/04 0101 03CHECK 578.80

48420
IDENTIF. ↑ REFERENCE

93 AUG -4 PM 2:20
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

CONVEY	
	154000.00
CON TX	569.80
PRFEE	1.00
WDEED	8.00
TOTAL	578.80
CHECK	578.80

08/04/93 01 14:21 0001 5857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48420

IDENTIF. & REFERENCE

93 AUG -4 PM 2:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 582244