24

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

BOOK 9067 PAGE 776

ADDRESS NEW OWNER:
Kerry M. Kauffman, E. Darlene Kauffman, and Audrey J. Kauffman
1617 Maple Timber Court
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 150-11
PARCEL 345
2DX 08995

MORTGAGEE:
Lovell & Malone, Inc.
404 James Robertson Parkway
Nashville, Tennessee 37219

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 Victory d/b/a Kenneth Victory Construction, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kerry M. Kauffman and wife, E. Darlene Kauffman, and Audrey J. Kauffman, Unmarried, as joint tenants with the specific right of survivorship, 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 121, Lake Town Park, Section 8, as recorded in Book 7900, page 467, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Kenneth Victory d/b/a Kenneth Victory Construction, by deed from Houston Ezell Corporation, formerly Land Investment and Development Corporation of record in Book 8922, Page 775, 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 8829, Page 725, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along rear line of said lot; 2.5 x 25 foot utility anchor easement located on southwest front corner of said lot of record in Book 7900, Page 467, said Register's Office.

This is improved property known as 1617 Maple Timber Court, 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 Kerry M. Kauffman and wife, E. Darlene Kauffman, and Audrey J. Kauffman, Unmarried, their heirs and assigns, forever; and we, Kenneth 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.

Witness our hands this the 31st day of August, 1993.

Kenneth 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 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 31st day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 11-3-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 95,850.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 1993.

NOTARY PUBLIC
My Commission Expires:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

93 SEP -2 AM 8:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

0850 09/02 0101 03CHECK 363.4

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
				CAMT 95850.00
				CON TX 354.46
				PRFEE 1.00
				MDEED 8.00
				TOTAL 363.46
				CHECK 363.46
09/02/93		01		08:38 0001 0850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58739
IDENTIF. & REFERENCE

93 SEP -2 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693326