50 B

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

BOOK 9786PG817

ADDRESS NEW OWNER:
Mark A. Baugh and Nancy A. Vincent Baugh
1416 Calloway Court
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 155-8-C
GROUP
PARCEL 114

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, I, Kenneth L. Regen, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark A. Baugh and wife, Nancy A. Vincent Baugh, 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:

> Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, as amended in Plat Book 7900, pages 888 and 889, said Register's Office, all to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Kenneth L. Regen, an unmarried person by deed from Lee Chira, Trustee, as of record in Book 9640, page 547, Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Calloway Court, Nashville, TN 37221.

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. Subject to the 1995 taxes and all subsequent years thereto.
2. Restrictive Covenants of record in Book 6474, page 346, as amended in Book 6486, page 587, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Poplar Creek Estates, of record in Book 6662, page 433, as amended in Book 6987, page 966, and amended in Book 7270, page 648 and further amended in Book 7964, page 33, said Register's Office, and of record in Book 9472, page 824, said Register's Office.
4. Storm water detention agreement of record in Book 7099, page 299 said Register's Office.
5. All matters as shown on the plan of record in Plat Book 6900,

pages 339 through 347, as amended in Plat Book 7900, pages 888-889, said Register's Office.

6. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions set forth in Paragraph 3 above.

7. Rights of others in and to the common elements and/or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark A. Baugh and wife, Nancy A. Vincent Baugh, their heirs and assigns, forever; and I, Kenneth L. Regen, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 1st day of September, 1995.

Kenneth L. Regen

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 L. Regen, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 1995.

R. L. MOORE NOTARY AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 29, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,900.00.

AFFIANT

Subscribed and sworn to before me this 1st day of September, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

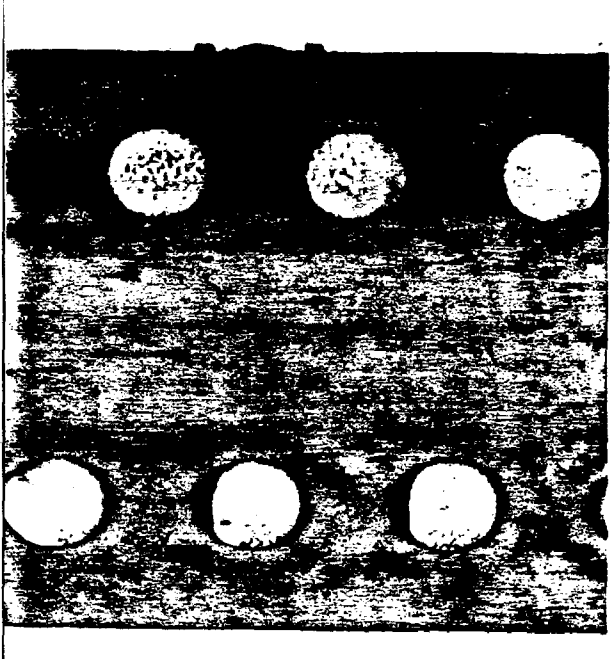
My Commission Expires: Nov 29, 1996

95 SEP -6 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

09/06 0101 03CHECK 659.83

IDENTIF. & REFERENCE

009474



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

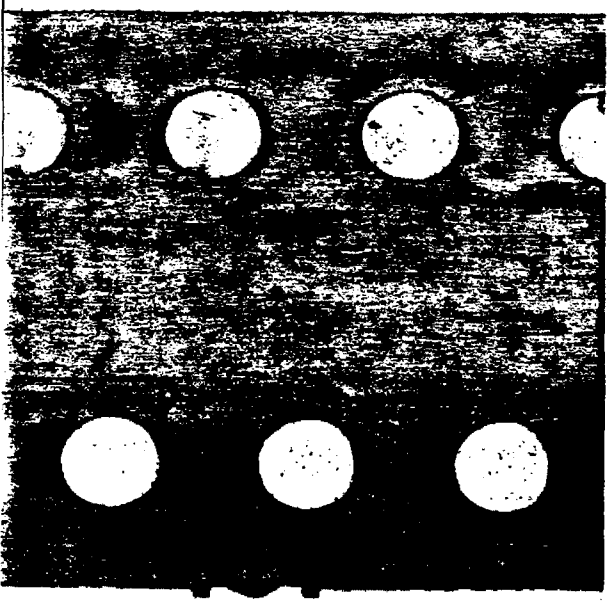
RECEIVED OF _____

FOR _____

BOOK 9786 PG 819

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
175900.00
CON TX 650.83
PRFEE 1.00
MISC 8.00
TOTAL 659.83
CHECK 659.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/06/95 01 15:46 0001 1056

009474
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949953