5-16

WARRANTY DEED

P.R. 9971 102

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Philip B. Yancey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: March 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip B. Yancey (NAME)	National City Mortgage (NAME)	MAP 162-8
30 Tusculm Road (ADDRESS)	3232 Newmark Drive (ADDRESS)	PARCEL 65
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Miamisburg, OH 45342 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack Wesley Baird and wife, Carol J. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip B. Yancey

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 No. 5 on the Plan of the Resubdivision of Lane Estates as of record in Book 4860, Page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Wesley Baird and wife, Carol J. Baird by Quitclaim Deed from Gene A. Tucker, Joy F. Tucker, Jack Wesley Baird and Carol J. Baird, as Tenants in Common, a Partnership known as B & T Properties of record in Deed Book 7734, Page 812, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4737, Page 803, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

A. Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Jack Wesley Baird and wife, Carol J. Baird to Lynn Allen Dixon, Cheatham County, Trustee for Barclays America Mortgage Corporation, which deed of trust is recorded in the Office of the Register of Deeds for

CONTINUED

unimproved ( )
This is improved (X) property, known as 30 Tusculm Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of March 19 96

Jack Wesley Baird

Carol J. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Wesley Baird and wife, Carol J. Baird

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 96.

Commission expires March 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

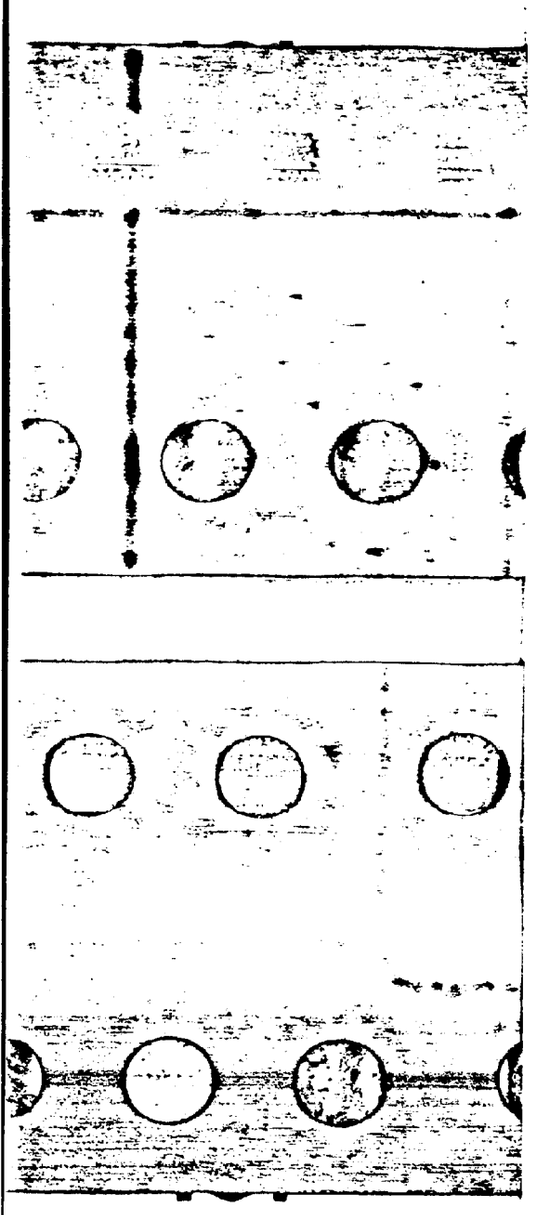
LEGAL DESCRIPTION CONTINUED

Davidson County, Tennessee, in Book 9034, Page 681 and since assigned to National City Mortgage of record in Book 9448, Page 872 and note of even date thereby secured, in the original principal amount of $46,624.00 payable to Barclays America Mortgage Corporation. And for the same consideration Grantees hereby assume the obligations of Jack Wesley Baird and wife, Carol J. Baird, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

5614 03/06 0101 03CHECK 266.15

96 MAR -6 PM 2:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

U15513
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9971 104

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 69500.00
CON TX 257.15
PRFEE 1.00
MDEED 8.00
TOTAL 266.15
CHECK 266.15

03/06/96 01 14:47 0001 5614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157513
IDENTIF. ↑ REFERENCE

96 MAR -6 PM 2:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013726