WARRANTY DEED

STEVEN G. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOOK 11035 PAGE 693

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy J. Canupp (NAME)	Southeastern Mortgage of (NAME)	MAP 151-1-A
3200 Newington Cove (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 142.00 CO
Antioch, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	FB #02DX 08425

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, Steven R. Baird and wife, Krissy S. Yamase (formerly known as Krissy S. Briones)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betsy J. Canupp, a single person

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:

A CERTAIN tract or parcel of land in Davidson County, Tennessee, being Lot No. 142, Chatham Pointe, of record in Book 6900, pages 444-447, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Steven R. Baird and Krissy S. Briones, both unmarried, by deed from Kenneth S. Victory D/B/A Kenneth Victory Construction of record in Book 8676, page 226, Register's Office, Davidson County, Tennessee.

Krissy S. Yamase and Krissy S. Briones being one and the same person.

Declaration of Covenants, Conditions and Restrictions of record in Book 7358, page 656 and amended in Book 7358, page 792, Book ~~7599,~~ page 812 and in Book 866, page 381, said Register's Office.

Charter for Chatham Pointe Homeowners Association of record in Book 7597, page 977, said Register's Office.

Deed conveying Common Area of record in Deed Book 7683, page 718, said Register's Office.

8330 07/27 0101 03CHECK 390.25

IDENTIF. & REFERENCE 046691 2

98 JUL 27 AM 11:07

I. CLIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved (X) property. known as 3200 Newington Cove, Antioch, Tennessee
unimproved ( )
(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 24th day of July, 19 98

Steven R. Baird

Krissy S Yamase

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 Steven R. Baird and wife, Krissy S. Yamase

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 Goodlettsville, Tennessee, this 24th day of July, 19 98.

Commission expires _____

NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

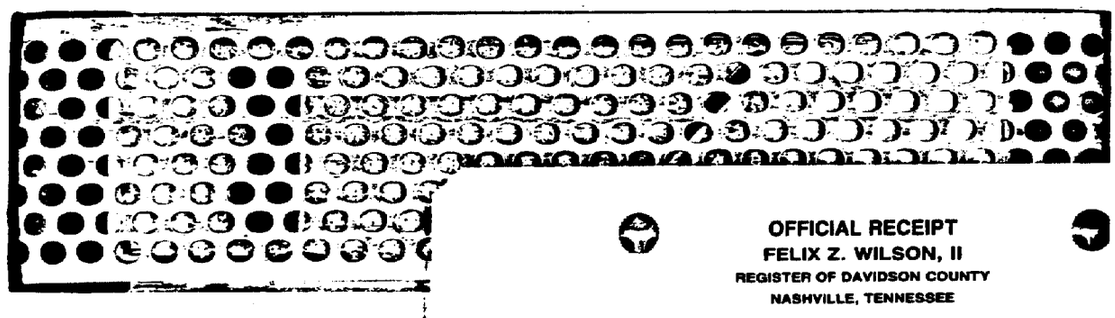
My Commission Expires SEPT. 23, 2000

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



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

RECEIVED OF _____

FOR _____

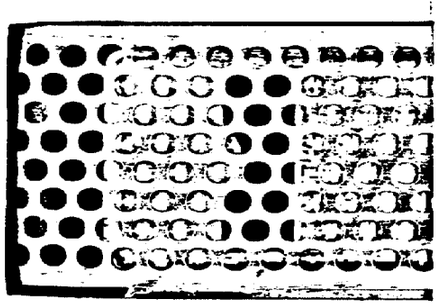
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	390.25
			CHECK	390.25

07/27/98 01 11:03 0001 833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046912
IDENTIF. ↑ REFERENCE

98 JUL 27 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132396