BOOK 4816 PAGE 215

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Richard E. Kirkpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: 11-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Kirkpatrick et ux (NAME)	Guaranty Mortgage Company (NAME)	13DA-40210
3052 Sunnyview Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 282

FOR AND IN 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, A & R BUILDERS, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Kirkpatrick and wife, Ernestine Kirkpatrick

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. 286 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 286 fronts 65 feet on the northwesterly side of Sunnyview Drive, and extends back 165.5 feet on the northeasterly line and 182.2 feet on the southwesterly line to a dead line in the rear measuring 76.68 feet thereon.

BEING the same property conveyed to A & R Builders, a partnership, by deed from Earl Hawkins and William C. Greer of record in Book 4768, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4620, page 866, Register's Office for Davidson County, Tennessee, and to any and all easements and setback lines as set forth on the above plan of record.

This conveyance is further subject to 1974 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3052 Sunnyview Drive, Nashville, Tennessee
(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 my hand this 16th day of May, 19 74

A & R Builders, a partnership

BY:

Albert F. Warner, partner

STATE OF TENNESSEE
Davidson County

BOOK 4816 PAGE 216

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert F. Warner, a partner of A & R Builders, a partnership

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 19 74.

Commission expires 11-8-75

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

file in Box #4

WARRANTY DEED

FROM
A & R BUILDERS, a partnership

TO
RICHARD E. KIRKPATRICK et ux

C 5 4 6 9 7

IDENTIF. REFERENCE

MAY 17 9 41 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAY 17 74	CONV	30,500.00			
MAY 17 74	S'TAX		A*	79.30	
MAY 17 74	PR'FEE		A*	.50	
MAY 17 74	W'DEED		A*	4.00	* 83.80