ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Luther C. Kirkpatrick, et ux (NAME)	SAME (NAME)	72-10-161
2840 Bronte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100 (10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby ~~DOLLARS~~ acknowledged,

We, JODA F. AUSTIN and wife, MARGARET S. AUSTIN,

have bargained and sold, and by these presents do transfer and convey unto the said LUTHER C. KIRKPATRICK and wife, MARGARET L. KIRKPATRICK,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, shown on the map of part of S/D of the E. B. Rucker Land, of record in Book 1130, page 20, Register's Office for said County, as follows:

Beginning at a point in the southeast intersection of Bronte Avenue and Litton Avenue; thence easterly 129 feet along the southerly margin of said Litton Avenue to an iron pin in the westerly margin of the L & N RR right-of-way; thence southerly 92 feet along said margin of said right-of-way to an iron pin; thence westerly 128.3 feet to an iron pin in the easterly margin of said Bronte Avenue; thence northerly 82 feet along said margin of said Bronte Avenue to the point of beginning.

Being the same property conveyed to Joda F. Austin and wife, Margaret S. Austin, by deed from Bailey Benton Adcock and wife, Marguree Lassiter Adcock, of record in Book 3371, page 193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain lien filed by the Metropolitan Government of Nashville and Davidson County, for demolition of the premises.

unimproved ( )
This is improved (X) property, known as 1214 Litton Avenue, Nashville, Tennessee 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13th day of ~~November~~ December, 19 79.

Joda F. Austin

Joda F. Austin

Margaret S. Austin

Margaret S. Austin

BOOK 5595 PAGE 153

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henderson

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Joda F. Austin and wife, Margaret S. Austin,

the bargainor ~~S~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 13th day of ~~November~~ December, 1979.

My commission expires 4-17-83 Notary Public Rebecca Anglin

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Henderson

The actual consideration for this transfer or value of property (whichever is greater) is $ 4000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Luther C. Kirkpatrick

Sworn to and subscribed before me this 13th day of ~~November~~ December, 1979.

My commission expires 4-17-83 Notary Public Rebecca Anglin

This instrument was prepared by:
J. M. Grissim, Attorney, 1400 American Trust Building, Nashville, Tennessee 37201
Name Address

F 86804 RUSH

5725 WARRANTY DEED CHECK

FROM
JODA F. AUSTIN and wife,
MARGARET S. AUSTIN

TO
LUTHER C. KIRKPATRICK and
wife, MARGARET L. KIRKPATRICK

IDENTIF. REFERENCE

APR 25 1 34 PM '80

FEE $ [illegible] RECORDED
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 5595 PAGE 154

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

4000.00- CO
10.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 16.90-
5720A04/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-86804.

IDENTIF. REFERENCE

APR 25 1 34 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 754535