This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tn. 37238

WARRANTY DEED

BOOK 5755 PAGE 534

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert Louis Kirkpatrick, III	Commerce Union Bank	131-1-B-126
(NAME) Unit 126 Georgetown 5025 Hillsboro Road	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Robert Louis Kirkpatrick, III, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Robert Louis Kirkpatrick, III has assumed and agreed to pay the unpaid balance of an original indebtedness of $24,150.00 secured by deed of trust of record in book 5307, page 462, Register's Office for Davidson County, Tennessee,

I, William Thomas Garland, Jr., and wife, Maureen Walsh Garland,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Louis Kirkpatrick, III,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Unit 126, as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .329% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office.

The above described property was conveyed to William Thomas Garland, Jr. by deed from Robert R. Short, of record in Book 5307, page 460, Register's Office for said County.

This conveyance is made subject to limitations and conditions imposed by the "Horizontal Property Act", as set out in Code Sections 64-2704 to 22, both inclusive, of the Tennessee Code Annotated; to terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of record in Book 5211, page 325, said Register's Office, including the plat recorded in Book 5200, page 4, and the By-Laws of 5025 Hillsboro Homeowners' Association recorded in Book 5211, page 325, said Register's Office; any lien or other obligation to pay assessments as set out in Book 5211, page 325, said Register's Office; and easement for sanitary sewers and/or storm drainage improvements affecting only the common area as set out in Book 4308, page 575, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 9th day of June 19 81

Affiant Robert Louis Kirkpatrick

My commission expires: 4/5/84 (Affix Seal)

Notary Public Mary Ellen Gray

unimproved ( )
This is improved (X) property, known as Unit 126 Georgetown, 5025 Hillsboro Road, Nashville, Tn. 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered , except as above set out, and taxes for 1981 which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 9th *day of* June *19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

William Thomas Garland, Jr.

Maureen Walsh Garland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5755 PAGE 535

Personally appeared before me, Mary Emary *, a Notary Public in and for said County and State,* William Thomas Garland, Jr. and wife, Laureen Walsh Garland, *the within named 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 *Tennessee, this* 9th *day of* June *, 19*81

Mary Emary *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

William Thomas Garland, Jr. et ux.

TO

Robert Louis Kirkpatrick, III

3.4.5.5 1.7.

IDENTIF. REFERENCE

JUN 10 11 18 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5755 PAGE 536

RECEIVED OF _____

FOR _____

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
			43500.00- CO	
			113.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 119.60-	
06/10/81	PAL		.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.5.5 1.7

T
IDENTIF. REFERENCE

JUN 10 11 18 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826424