550268-7

BOK 13

QUAIL CREEK, a Condominium
UNIT WARRANTY DEED

FROM: QUAIL CREEK, INC. BOOK 6389 PAGE 29

TO: MARK KIRKPATRICK AND WIFE,
LORI C. KIRKPATRICK

THIS INSTRUMENT PREPARED BY:
Baker Worthington Crossley Stansberry & Woolf
200 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark and Lori C. Kirkpatrick (NAME)	Fidelity Federal S & L of TN (NAME)	Map 51
420 Walton Lane, Unit No.J47 (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	P/O 152
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP	

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Subscribed and sworn to before me, this the 24th day of September, 1984.

Affiant

My commission expires: 07-27-86 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by MARK KIRKPATRICK AND WIFE, LORI C. KIRKPATRICK, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, QUAIL CREEK, INC., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, MARK KIRKPATRICK AND WIFE, LORI C. KIRKPATRICK, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No.J47 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being part of the the same property conveyed to Quail Creek, Inc., a Tennessee corporation, by Quitclaim Deed from BVT Quail Creek, Ltd., of record in Book 6359, Page 860, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for The Quail Creek Homeowners' Association, of record in Book 6328, Page 44, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

3299

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of First Management Services at Tenth Floor, Nashville City Bank Building, 315 Union Street, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1984 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Deed of Trust executed by Drew Maddux to Vaden Lackey, Trustee, of record in Book 4547, Page 193, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association the payment of one Note dated October 21, 1971, in the original principal amount of $850,000, as modified by Extension Agreement of record in Book 4698, Page 693, Register's Office for said County.

This is improved property, known as Unit No. J47, 420 Walton Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said MARK KIRKPATRICK AND WIFE, LORI C. KIRKPATRICK, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 24th day of September, 1984.

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T.I.S. IDENTIF. REFERENCE

SEP 25 3 45 PM '84

REGISTER DAVIDSON COUNTY, TN

QUAIL CREEK, INC., a Tennessee Corporation

By: Willie K. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 1984.

Bernita H. Ohm
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-27-86.

OFFICIAL RECEIPT

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

RECEIVED OF

FOR BOOK 6389 PAGE 31

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

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00--
3299A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

SEP 25 3 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071752