THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Philip M. Kirkpatrick	Commerce Union Bank	116-16-104
4000 Sneed Avenue	One Commerce Pl., Real Estate Div.	7DA-42760
Nashville, TN 37215	Nashville, TN 37239	

WARRANTY DEED BOOK 6511 PAGE 58

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles E. Allen and wife, Grace S. Allen hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Philip M. Kirkpatrick hereinafter called the Grantee, Grantee's 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. 26 on the plan of Part 1, Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.

SAID Lot No. 26, which is a corner lot, fronts 155.8 feet on the southerly margin of Sneed Terrace and fronts 110.8 feet on the easterly margin of Sneed Avenue, said frontages being joined by a curve having a length of 31.2 feet, and extends back 182.3 feet on the southerly line and 130.1 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Charles E. Allen and wife, Grace S. Allen by deed from Howard Jolles and wife, Holly S. Jolles of record in Book 6070, page 210, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1303, page 55, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 4000 Sneed Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of March, 1985.

Charles E. Allen — Grace S. Allen

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of March, 1985, before me personally appeared Charles E. Allen and Grace S. Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6511 PAGE 59

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of March, 1985.

My Commission Expires: Nov 1, 1987

_____
Notary Public

169390

IDENTIF. REFERENCE

Mar 15 12 17 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

from:

CHARLES E. ALLEN AND
WIFE, GRACE S. ALLEN

to:

PHILIP M. KIRKPATRICK

RETURN TO: CG BOX 8

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23254

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

RECEIVED OF _____ BOOK 6511 PAGE 60

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
			117500.00- CAMT.	
			305.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK. 312.00	
			8966A03/15/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 89390

IDENTIF. REFERENCE

MAR 15 12 18 PM '85

DAVIDSON COUNTY, TN

No. 116144