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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frank A. Kerrigan, Jr. 4300 Beekman Drive Nashville, TN 37205	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	130-7 15 FH8750

WARRANTY DEED

BOOK 6590 PAGE 959

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, Mark Gregory Fellers, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank A. Kerrigan, Jr. and wife, Patricia E. Kerrigan 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. 9 on the plan of Chickering Hills, Section One, of record in Book 2331, page 8, Register's Office for said County.

SAID Lot No. 9, which is a corner lot, fronts 245.31 feet on the northeasterly margin of Beekman Drive and fronts 171.55 feet on the northwesterly margin of Foxwood Road, said frontages being joined by a curve having a length of 37.67 feet, and extends back 186.8 feet on the northeasterly line and 310.8 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Mark Gregory Fellers by deed from Martha Lee S. Humphreys, now known as Lee S. Penuel and husband, Richard B. Penuel, of record in Book 6013, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

U 1 5 8 5 4

IDENTIF. REFERENCE

JUN 25 11 55 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved property, known as 4300 Beekman Drive, Nashville, TN 37205.

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 21st day of June, 1985.

Mark Gregory Fellers

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of June, 1985, before me personally appeared Mark Gregory Fellers, 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 executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6590 PAGE 960

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 $ 168,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of June, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Mark Gregory Fellers, unmarried

to:
Frank A. Kerrigan, Jr. and wife,
Patricia E. Kerrigan

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

TN 23528

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6590 PAGE 961

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

168000.00- CAMT.
436.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 443.30-
1719A06/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1585 4

IDENTIF. REFERENCE

JUN 25 11 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148072