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17346

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$84,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHILLIP E. KIRK (NAME)	ICA Mortgage Corporation (NAME)	MAP 116-03-0-B
4505 Harding Road Unit 176 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23529 (STREET ADDRESS)	PAR 176
Nashville, TN 37205 (CITY) (STATE) (ZIP)	San Diego, California 92123 (CITY) (STATE) (ZIP)	07 DA 78054

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALBERT B. CUNNIFF and wife, NORMA CUNNIFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP E. KIRK and wife, FRAN H. KIRK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Unit No. 176 as shown on the Plat of Royal Oaks Apartments, a condominium of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.280% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 176.

BEING the same property conveyed to Albert B. Cunniff and wife, Norma Cunniff by deed from Royal Oaks Limited Paratnership, of record in Book 5364, page 394, Register's Office for Davidson County, Tennessee.

5 1 U 1 5

IDENTITY REFERENCE

Nov 6 1 12 PM '85

4505 Harding Road Unit 176, Nashville, TN 37205

This is improved (X) unimproved ( ) property, known as
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 their hand s this 4th day of November, 19 85

Albert B Cunniff

ALBERT B. CUNNIFF by Albert Cunniff atty by Hdt

NORMA CUNNIFF

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERT B. CUNNIFF and wife, NORMA CUNNIFF

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1985.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ALBERT B. CUNNIFF
NORMA CUNNIFF

TO
PHILLIP E. KIRK
FRAN H. KIRK

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-1666

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 4th day of November, 1985, before me personally appeared ALBERT B. CUNNIFF to me known to be the person who executed the foregoing instrument in behalf of NORMA CUNNIFF as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said NORMA CUNNIFF

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1985.

Notary Public

My Commission Expires: 4-19-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

8400[illegible].00- CAIT,
220.40 CSTAX
.50 PRFE
6.00 WDE[illegible]D
CHECK 2[illegible]6.[illegible]-
4278A11/06/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 [illegible] 5

IDENTIFICATION REFERENCE

Nov 6 12 PM '85

FELIX Z. WILSON, II

No. 189549