42.10

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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

5312 5

IDENTIFICATION REFERENCE

Oct 15 2 19 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 12,000.00.

X Mark Kirkpatrick
Affiant

SWORN to and subscribed before me on this the 25th day of September, 1986.

Virginia Langston
NOTARY PUBLIC

My Commission Expires: 11/10/89

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NO.
Mark Kirkpatrick	Old Hickory Employees Credit Union	162-10
2701 Pennington Blvd	1000 Industrial Rd.	PAR 006
Nashville, TN 37214	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JONATHAN J. KORNAU and ANNE M. CIANCIOLO,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **MARK KIRKPATRICK and wife, LORI C. KIRKPATRICK,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 14th Civil District, being Lot No. 7 of the Jackson and Averitt property according to a survey dated May 1, 1980, by Barry Greer and Associates, land surveyors, Tennessee Registered Survey No. 211.

SAID Lot No. 7 beginning at an iron pin in the margin of Gray's Point Road; thence North 00 deg. 51 min. 42 sec. East 1,176.02 feet to a point; thence North 89 deg. 18 min. East 207.0 feet to a point; thence South 00 deg. 51 min. 42 sec. East 1,285.25 feet to a point at Gray's Point Road; thence North 62 deg. 32 min. 42 sec. West 231.40 feet to the point of beginning. Said Lot No. 7 contains 5.8 acres, more or less.

BEING the same property conveyed to JONATHAN J. KORNAU and ANNE M. CIANCIOLO by Installment Deed from CHARLES R. JACKSON, ELIZABETH AVERITT and THOMAS N. BATEMAN, Co-Executors of the Estate of Carlton Averitt, Deceased of record in Book 5781, Page 876 and re-recorded in Book 5801, Page 462, Register's Office for Davidson County, TN.

This is <improved/~~unimproved~~> property known as 5.84 acres Gray Pt. Joelton, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 25th day of September, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x _____ x _____

JONATHAN J. KORNAU ANNE M. CIANCIOLO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JONATHAN J. KORNAU and ANNE M. CIANCIOLO, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 25th day of September, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 1/10/89

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

120[illegible].00- BAIT,
33.67 RSTAX
.50 PRFE
6.00 MORTG
CHECK 47.17-
4536A10/15/86 BAL .33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53125

IDENTIFICATION REFERENCE

Oct 15 2 19 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 00768