FILM BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,600.00

Mary D. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 87

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/29/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary D. King (NAME)	AmSouth Mortgage Company, Inc. (NAME)	MAP 75-8A
105 Brooke Castle Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PARCEL 7
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	04D91565

FOR AND 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, David B. Kitchen and wife, Kathryn L. Kitchen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary D. King, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 105 in a Horizontal Property Regime as shown on the condominium site plan, Brooke Castle, as of record in Plat Book 6250, page 156, and as amended subsequently in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David B. Kitchen and wife, Kathryn L. Kitchen, by deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson, of record in Book 6540, page 622, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, of record in Book 6519, page 747, said Register's Office.

This conveyance is subject to a Deed of Trust executed by David B. Kitchen and wife, Kathryn L. Kitchen, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated February 24, 1986, and filed for record in Book 6792, Page 364, and re-recorded in Book 6849, page 814, Register's Office for said County, with an unpaid principal amount of approximately $41,393.32, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is (Unimproved ( ) / improved (XX)) property, known as 105 Brooke Castle Drive, (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 hand(s) this 15th day of January, 19 87

Kathryn L. Kitchen

David B. Kitchen

BOOK 7109 PAGE 471

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Kitchen and wife, Kathryn L. Kitchen

(or proved to me on the basis of satisfactory eviden

the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 87

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 his oath (their several oaths) acknowledged himself (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David B. Kitchen
Kathryn L. Kitchen

TO
Mary D. King

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

8 4 6 0 8

IDENTIFICATION REFERENCE

JAN 16 10 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7109 PAGE 472

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

46 [illegible] CRNT.
[illegible] CRTAX
.50 [illegible]
[illegible] MISC
CHECK 135.99
01/[illegible]/87 CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8460.

IDENTIF. REFERENCE

JAN 16 10 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35760