Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Frances L. Kirkpatrick	SOUTHTRUST MORTGAGE CORP.	MAP 133-11
3852 Valley Ridge Drive	P.O. Box 7344-A	PARCEL 99
Nashville, TN 37211	Birmingham, Al. 35253	6DA-83100

WARRANTY DEED BOOK 7558 PAGE 473

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, Vance Lacy Broemel and wife, Catharine G. Broemel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frances L. 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. 79 on the plan of Section Two, Valley View Meadows, of record in Book 3600, page 60, Register's Office for said County.

SAID Lot No. 79, which is a corner lot, fronts 85.00 feet on the southeasterly margin of Cathy Jo Drive and fronts 85.00 feet on the northeasterly margin of Valley Ridge Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the northeasterly line and 110.00 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Vance Lacy Broemel and Catharine G. Broemel by deed from Paul H. Jennings and Alice L. Jennings of record in Book 6950, page 750, and re-recorded in Book 6956, page 149, both in the Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3770, page 214, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Mortgage Trust Company, of record in Book 6950, page 753, and re-recorded in Book 6956, page 151, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~an~~ improved property, known as 3852 Valley Ridge Drive, Nashville, TN 37211.

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 31st day of May, 1988.

Catharine G. Broemel
Catharine G. Broemel

Vance Lacy Broemel
Vance Lacy Broemel

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 1988, before me personally appeared Vance Lacy Broemel and wife, Catharine G. Broemel, 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 their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7558 PAGE 474

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 $85,000.95.

Frances L. Kirkpatrick
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

3541.6

IDENTIFICATION REFERENCE

JUN 1 10 24 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

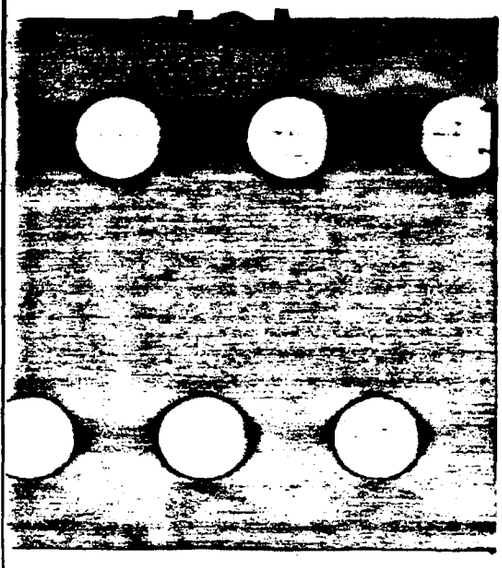
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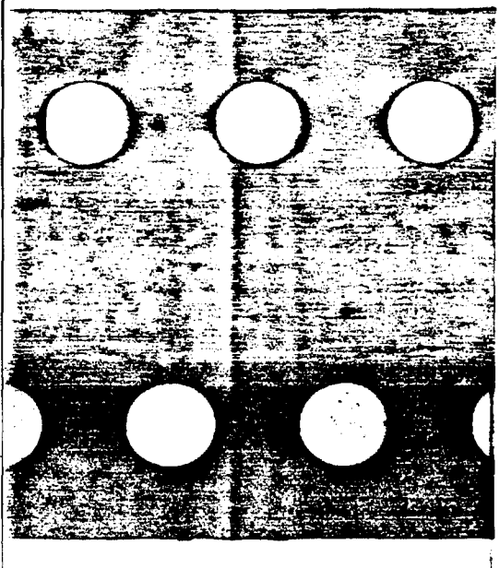
WARRANTY DEED

from:
Vance Lacy Broemel and wife,
Catharine G. Broemel

to:
Frances L. Kirkpatrick

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 27564





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 475

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 85000.95
				CON TX 238.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 244.50
				CHECK 244.50
06/01/98	01			10:26 0001 0082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3541.6

IDENTIFICATION REFERENCE

JUN 1 10 24 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96992