BOOK 7689 PAGE 68 FORM No. WD-1

FILE BOX 40

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Bryan J. Kirkpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bryan J. Kirkpatrick (NAME)	First Republic Mortgage (NAME)	53-7 45
1707 Turner Street (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	4D45185
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

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, Earl Lee Smith and wife, Nancy Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan J. Kirkpatrick and wife, Dana R. Kirkpatrick

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:

LAND in Davidson County, Tennessee being the southeasterly triangular part of Lot No. 56 and the northerly part of Lot No. 57 on the Revised Plan of Section "F" of Old Hickory as of record in Book 1424, page 131, Register's Office for said County.

SAID parts of Lots 56 and 57 fronts 76 feet on the easterly margin of Turner Street and runs back 155 feet on the southerly line and 155 feet more or less on the northerly line to a dead line in the rear measuring 88 feet thereon.

Being the same property conveyed to Earl lee Smith and wife, Nancy Ann Smith by deed from Lloyd E. Felts and wife, Shirley A. Felts of record in Book 4700, page 476, Register's Office, Davidson County, Tennessee.

8047.9

IDENTIFICATION REFERENCE

Oct 28 10 47 AM '88

FELIX Z WILKINS REGISTER DAVIDSON COUNTY, TN

1855 10/28 0101 03CHECK 184.70

unimproved ( ) This is improved (xx) property, known as 1707 Turner Street, Old Hickory, TN 37138
(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 our hand s this 27th day of October, 19 88

Earl Lee Smith
Earl Lee Smith

Nancy Ann Smith
Nancy Ann Smith

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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 Earl Lee Smith and wife, Nancy Ann Smith

the bargainors, 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 27th day of October, 19 88

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Earl Lee Smith and wife, Nancy Ann Smith

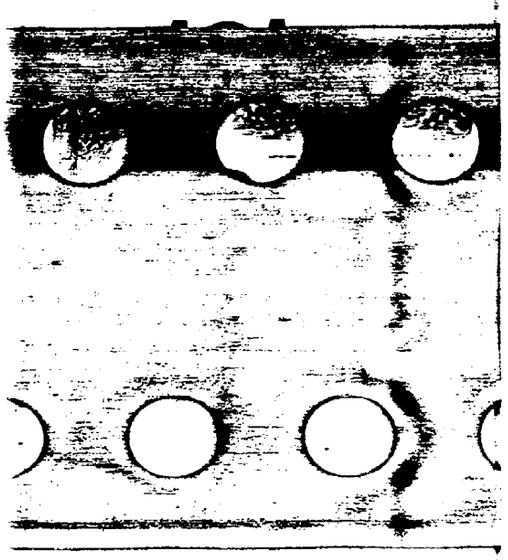
TO

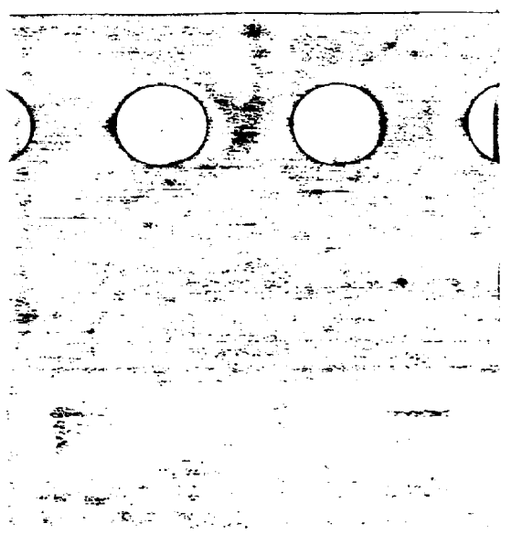
Bryan J. Kirkpatrick and wife, Dana R. Kirkpatrick

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





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 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 54000.00
CON TX 178.20
PRFEE 0.50
WDEED 6.00
TOTAL 184.70
CHECK 184.70

10/28/88 01 10:49 0001 1855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.0479

IDENTIFICATION REFERENCE

OCT 28 10 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148590