ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
James C. Kirby, Jr. etux (NAME)	James C. Kirby Jr. & Barbara Kirby (NAME)	131-7-B-243
#243 4400 Belmont Park Torrance (STREET ADDRESS OR ROUTE NUMBER)	4400 Belmont Park Terrace # 243 (STREET ADDRESS)	16DA-39676
Nashville, TN 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred sixty-six thousand nine hundred and no/100---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which the grantors hereby acknowledge,

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9168 05/24 0101 03CHECK 557.27

WE, Joe E. Pennel, Jr. and wife, Janene D. Pennel

have bargained and sold, and by these presents do transfer and convey unto the said James C. Kirby, Jr. and wife, Barbara E. Kirby

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Building Site No. 243 on the plat of Arden Place, Section Ten, as of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges therewith belonging or in anywise appurtaining to said membership.

Being all the same property conveyed to the grantors herein by deed as of record at Book 6995, page 87, Register's Office for said County.

This conveyance is subject to 1989 property taxes, which have been prorated and the grantees assume in full, to restrictions filed for record in Book 4628, page 473, to covenants, conditions, restrictions and/or limitations at Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636, to Articles of Incorporation and By-laws at Book 4749, page 635, and to the limitations shown on said plan of record at Book 5210, page 218, all recording references to said Register's Office.

This is improved ( ) property, known as 4400 Belmont Park Terrace #243 (House Number) (Street)
Nashville, TN 37215 (P. O. Address) (City or Town) (Zip Code)

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 unincumbered, 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.

Whenever 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 22nd day of May, 19 89.

Joe E. Pennel, Jr.

Janene D. Pennel

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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 Joe E. Pennel, Jr. and wife, Janene D. Pennel

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN., this 22nd day of May, 19 89.

My commission expires 3-3-1992 Notary Public Ruth Randolph

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 166,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale. Barbara E. Kirby

Sworn to and subscribed before me this 22nd day of May, 19 89.

My commission expires 1-11-92 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Road, Nashville, TN. 37215

Name Address

FILED MAY 24 10 17 AM '89
RECEIVED & RECORDED IN REGISTER'S OFFICE
REGISTER'S FEE REFERENCE
3 5 4 5 0

WARRANTY DEED

FROM

Joe E. Pennel, Jr.
and wife,

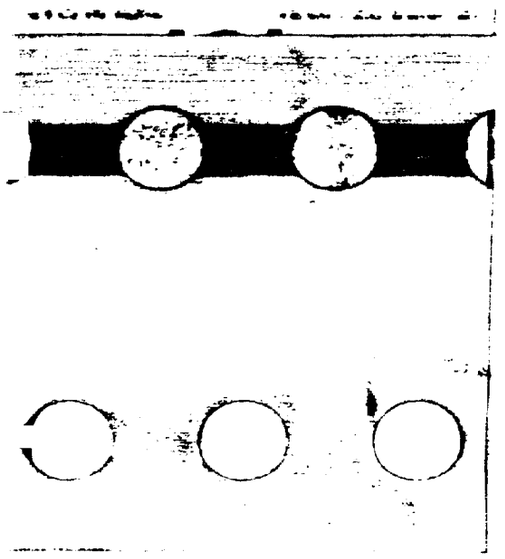
Janene D. Pennel

TO

James C. Kirby, Jr.
and wife,

Barbara E. Kirby

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



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 166900.00
CON TX 550.77
PRFEE 0.50
WDEED 6.00
TOTAL 557.27
CHECK 557.27
05/24/99 01 10:16 0001 9168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35450

IDENTIFICATION REFERENCE

MAY 24 10 17 AM '99

FELIX Z. WILSON
DAVIDSON COUNTY

No. 212543