WARRANTY DEED

BOOK 7948 PAGE 445

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HENRY BRITON KIRBY, III (NAME)	NEW OWNER (NAME)	Map 142-9-E
1201 General George Patton Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 1.00
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#9D78798

FOR AND IN 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, JOHN P. BRODERICK and wife, MARY MARGARET BRODERICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY BRITON KIRBY, III, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 1201 together with carport designated No. C-1 on the Plan of Section Seven Phase One River Planatation of record in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to John P. Broderick and wife, Mary Margaret Broderick by deed from Haury and Smith Contractors, Inc. of record in Book 7199, page 730, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) By-Laws of record in Book 6226, page 18; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 6226, page 9; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 705 and 706, amended in Book 6392, page 321, said Register's Office.

6 9 9 1 7:

IDENTIFICATION REFERENCE

SEP 29 8 04 AM '89

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1201 General George Patton Rd., Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of September, 1989

John P. Broderick
JOHN P. BRODERICK

Mary Margaret Broderick
MARY MARGARET BRODERICK

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN P. BRODERICK and wife, MARY MARGARET BRODERICK

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of September, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

9176 09/29 0101 03CHECK 360.10

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1989

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN P. BRODERICK and wife,
MARY MARGARET BRODERICK

TO

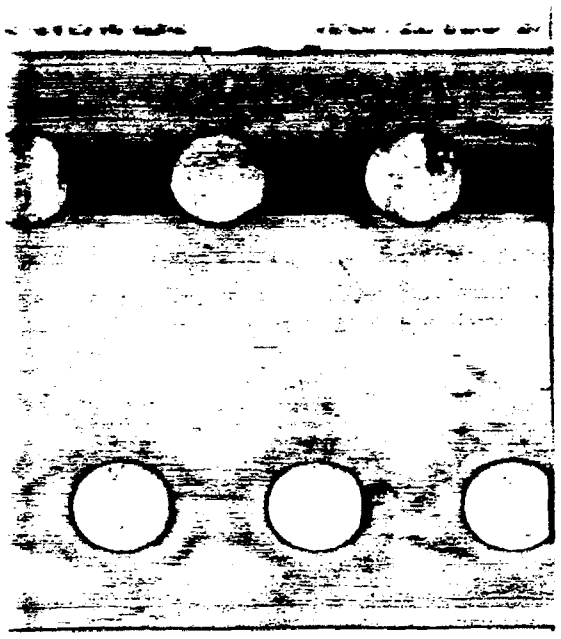
HENRY BRITTON KIRBY, III, married

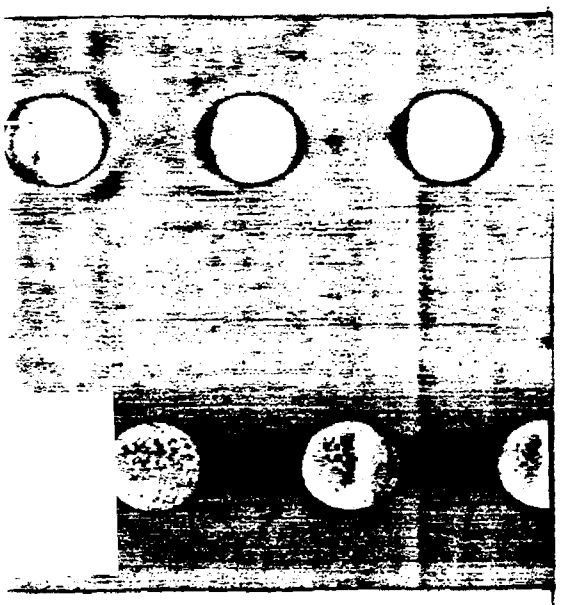
PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

8983

File Box 38





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

RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 447

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

MAMT
107000.00
MOR TX 353.10
PRFEE 1.00
WDEED 6.00
VOID
MAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~107000.00-~~
VOID
MOR TX ~~353.10-~~
CAMT
107000.00
CON TX 353.10
TOTAL 360.10
CHECK 360.10

6991.7

IDENTIFICATION REFERENCE

SEP 29 8 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9/29/89 01 08:05 0001 9176

No. 253112