THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 23,350.00

Affiant

Subscribed and sworn to before me, this 1st day of April 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHRISTOPHER R. KIRKLAND 1107 Russell Street Nashville, Tennessee 37206	- Same -	MAP 83-13 PARCEL 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND THREE HUNDRED FIFTY AND NO/100---------- ($ 23,350.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JEFFREY L. McKAY, unmarried

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER R. KIRKLAND, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly or rear parts of Lot Nos. 45 and 46 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jeffrey L. McKay, unmarried, by deed from Jack B. Bruce of record in Book 9301 , page 217, Register's Office for Davidson County, Tennessee.

30155
IDENTIF. & REFERENCE

94 APR 12 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1107 Russell Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield of record in Book 21 , page 147 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of April, 19 94.

Jeffrey L. McKay

JEFFREY L. MCKAY

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 JEFFREY L. McKAY, unmarried, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 19 94.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

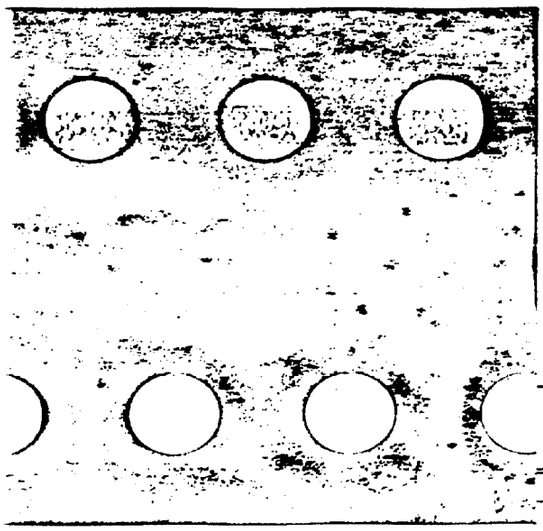
Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3032 04/12 0101 03CHECK 95.39



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

RECEIVED OF _____

FOR _____

BOOK 9309 PAGE 510

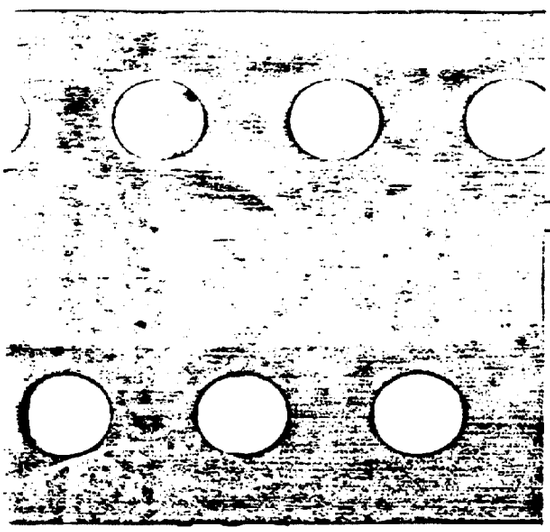
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 23350.00
				CON TX 86.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 95.39
				CHECK 95.39

04/12/94 01 10:29 0001 30B1



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38155
IDENTIFICATION REFERENCE

94 APR 12 AM 10:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 778296