File in Box No. 19 B

94-7-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: September 15, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN D. KIRKPATRICK (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 142-06-0-D
540 Doral Country Drive (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 026CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB # 09D-75217

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, WE, KAREN SUZANNE JOHNSON PHAIR, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN D. KIRKPATRICK AND WIFE, LINDA M. 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 Unit No. 86A, on the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, Page 223, Register's Office for said County, to which plan reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Karen Suzanne Johnson, by Deed from Paulette W. Chesemore, unmarried, of record in Book 8132, Page 991, Register's Office for Davidson County, Tennessee. The said Karen Suzanne Johnson having since married and now being known as Karen Suzanne Johnson Phair.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, Section VII, as of record in Book 5532, Page 727, as amended in Book 5623, Page 252, said Register's Office; and By-Laws of record in Book 5532, Page 768, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 540 Doral Country Drive, Nashville, TN 37221
(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 29th day of July 19 94

Karen Suzanne Johnson Phair
KAREN SUZANNE JOHNSON PHAIR

Kevin L. Phair
KEVIN L. PHAIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9426 PAGE 78

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN SUZANNE JOHNSON PHAIR AND HUSBAND, KEVIN L. PHAIR

the bargainor s, 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 Brentwood, Tennessee, this 29th day of July, 1994

Commission expires September 16, 1995

Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Legal continued from Page 1

Kevin L. Phair, spouse of the above named Karen Suzanne Johnson Phair, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

77477

IDENTIFICATION REFERENCE

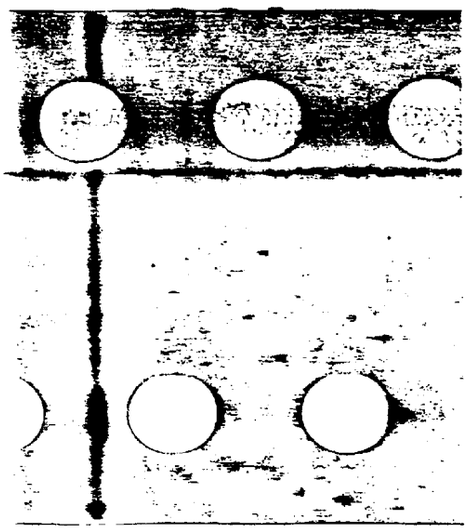
94 AUG -2 PM 2:51

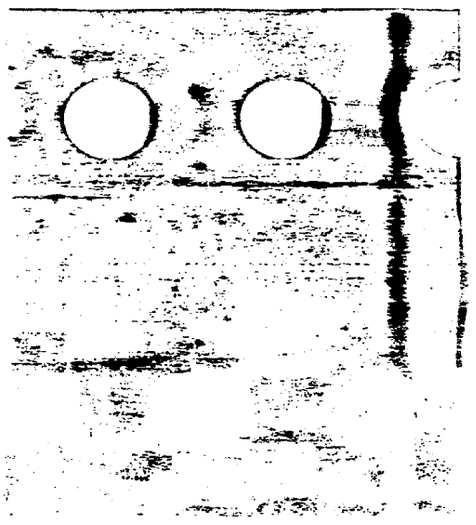
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3793 08/02 0101 03CHECK

232.85

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 79

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60500.00
				CON TX 223.85
				PRFEE 1.00
				WDEED 8.00
				TOTAL 232.85
				CHECK 232.85
08/02/94	01			14:51 0001 3798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77477
IDENTIF. & REFERENCE

94 AUG -2 PM 2:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820321