BOOK 9747 PG 642

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: 5/24/97

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald S. Kirkpatrick (NAME)	First Tennessee Bank National Association (NAME)	MAP 95-2
2252 Craigmeade Circle (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 147
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Joan O'Leary, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald S. Kirkpatrick and wife, Mary Evelyn 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:

Being Lot No. 25 on the Plan of Craigmeade Subdivision Section One as of record in Book 2900, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 107.5 feet on the northerly side of Craigmeade Circle and runs back 285 feet on the westerly side and 339 feet on the easterly side to a line at the rear measuring 181.9 feet thereon. Said rear line being the southerly margin of Lebanon Road.

BEING the same property conveyed to Richard M. O'Leary and wife, Joan O'Leary by deed from James A. Waters and wife, Betty E. Waters, of record in Book 5174, Page 455, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3135, Page 283, Register's Office for said County.

0084726 IDENTIF. ↑ REFERENCE

95 AUG -1 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2252 Craigmeade Circle, Nashville, TN 37214
(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 my hand this 27th day of July, 19 95

Joan O'Leary

Joan O'Leary

NOTARIAL SEAL ANN THOMPSON NOTARY PUBLIC WILKES COUNTY, NORTH CAROLINA MY COMMISSION EXPIRES

BOOK 9747 PG 643

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

Notary Public

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, 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 at office at _____ on this the _____

day of _____ 19_____.

My commission expires _____ _____

Notary Public

STATE OF PENNSYLVANIA
COUNTY OF Luz.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan O'Leary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Wilkes-Barre, Pennsylvania, this 27th day of July, 1995.

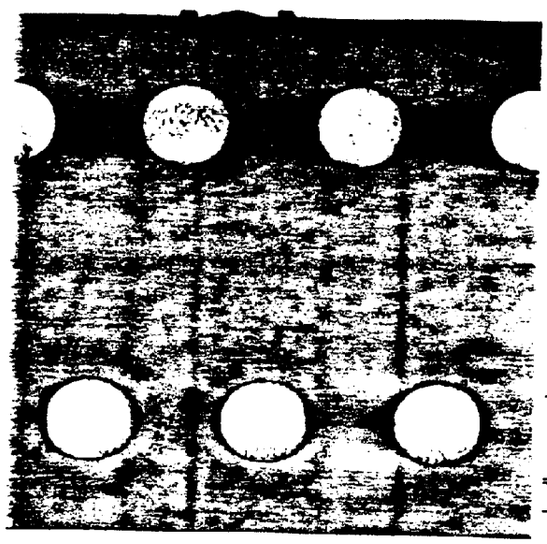
My Commission Expires:

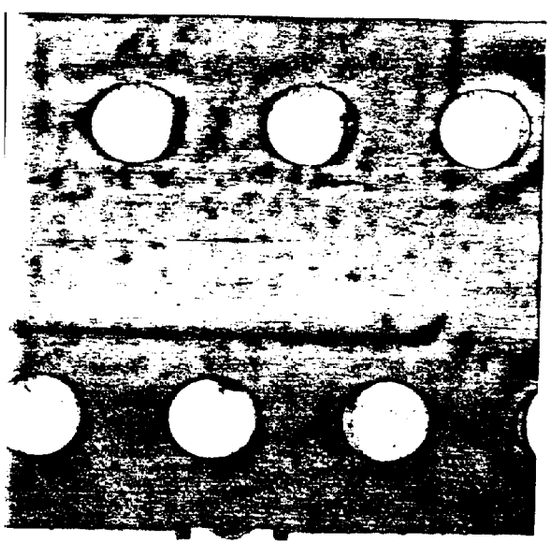
NOTARIAL SEAL
CHARLES M. [illegible]
WILKES-BARRE, LUZERNE COUNTY
MY COMMISSION EXPIRES [illegible]

NOTARY PUBLIC

7304 08/01 0101 03CHECK

408-60





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

RECEIVED OF _____

FOR _____

BOOK 9747 PG 644

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

08/01/95 01 13:54 0001 7304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00084726
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936341