BOOK 9973PG495

Map & Parcel 105-13-390
Field Book 22W11475

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

Edwin G. Kirkland & Marie B. Kirkland
9565 Normandy Drive
Brentwood, TN 37027

Mortgagee:

First Union National Bank of Tennessee
198 East Main Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILSON ENTERPRISES, INC. (being one and the same entity as Wilson Enterprises), a Tennessee corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto EDWIN G. KIRKLAND and wife, MARIE B. KIRKLAND, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to wit:

Being Lot No. 4 on the Plan of E.L. Holts Subdivision of Lot No. 6 Schmid Property, Waverly Place, as of record in Book 547, page 71, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly side of Caruthers Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Wilson Enterprises by deed from Robert F. Spann, Substitute Trustee, of record in Book 9955, page 125, Register's Office of Davidson County, Tennessee. Wilson Enterprises is one and the same entity as Wilson Enterprises, Inc.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND IT DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) All matters on the plan of record in Book 547, page 71A, said Register's Office; (2) Letter from Metropolitan Government of Nashville at Davidson County, dated December 22, 1995 of record in Book 9908, page 701, said Register's Office; (3) 1996 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 1st day of March, 1996.

WILSON ENTERPRISES, INC.

By: _____

Title: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hal Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of WILSON ENTERPRISES A/K/A WILSON ENTERPRISES, INC., 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 and seal, at office in Brentwood, Williamson Co. this 1 day of March, 1996.

Catherine M. C
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 24, 1999

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Two Thousand Dollars ($32,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Edna G Kirk
AFFIANT

Sworn to and subscribed before me this 1 day of March, 1996.

Mary C Sweeney
NOTARY PUBLIC

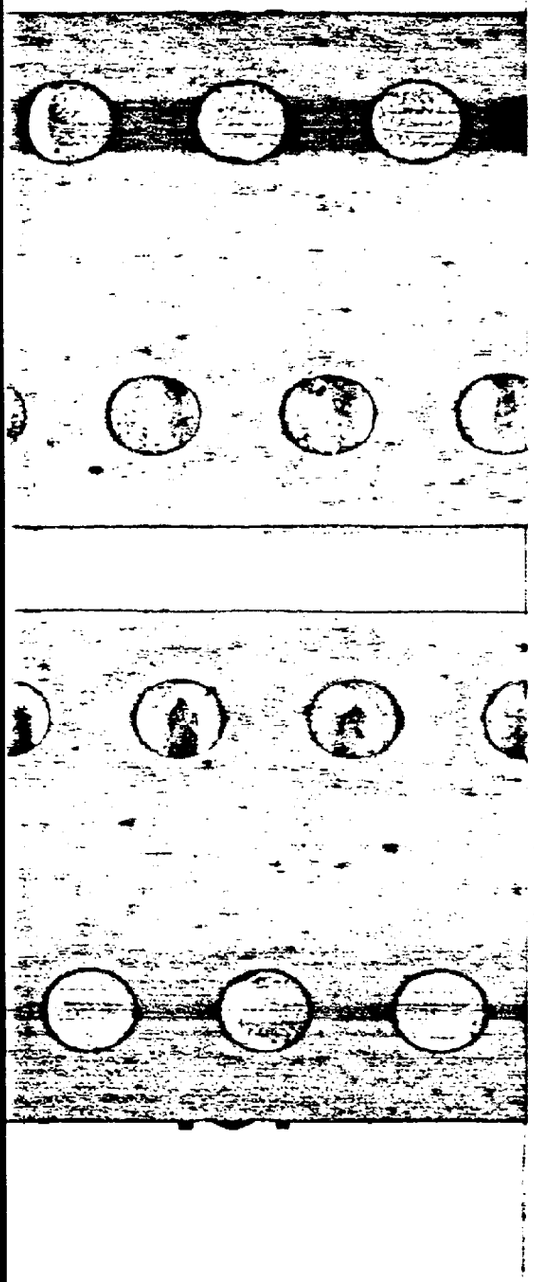
My Commission Expires: 6/23/98

mes\c:\wp51\data\kirk.wd
File #B-1315

0158263
IDENTIFICATION REFERENCE

96 MAR -8 AM 10:55
FELIX E. ... JR.
DAVIDSON COUNTY, TN.

5427 03/08 0101 03CHECK 127.40



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 497

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

AMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

03/08/96 01 11:01 0001 6427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158263
IDENTIF. & REFERENCE

96 MAR -8 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014526