26B

BOOK 9994PG253

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 $***79,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 1996.

Notary Public

My Commission Expires Nov. 22, 1997

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MARY O. NEWKIRK HARRY L. NEWKIRK 5600 Country Drive #161 Nashville, Tennessee 37211	SAME	MAP 162-9B PARCEL 74

3:4P 03/28 0101 03C-HECK 301.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND AND 00/100 ($***79,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, MICHAEL P. McDANIEL, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MARY O. NEWKIRK and HARRY L. NEWKIRK, as Joint Tenants with Right of Survivorship, 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 Town House No. 161, Building No. 15, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Michael P. McDaniel, unmarried, and Gregory W. Ward, unmarried, as Joint Tenants with Right of Survivorship, by deed from Allen Ray Acuff and wife, Melody Acuff, of record in Book 8433, page 448, Register's Office for Davidson County, Tennessee; the said Gregory W. Ward having since conveyed his interest in subject property to Michael P. McDaniel by Quitclaim Deed of record in Book 9174, page 570, Register's Office for Davidson County, Tennessee.

EXCLUDED from this conveyance is a garage which in all prior deeds has been included, in error.

This is improved property known as 5600 Country Drive #161, Nashville, Tennessee 372115.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a 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 Grantees.

2. Matters, if any, shown on the Plan of Hickory Valley Condominiums, Phase 3, of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27 day of March, 1996.

MICHAEL P. McDANIEL

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 MICHAEL P. McDANIEL, 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 27th day of March, 1996.

Notary Public

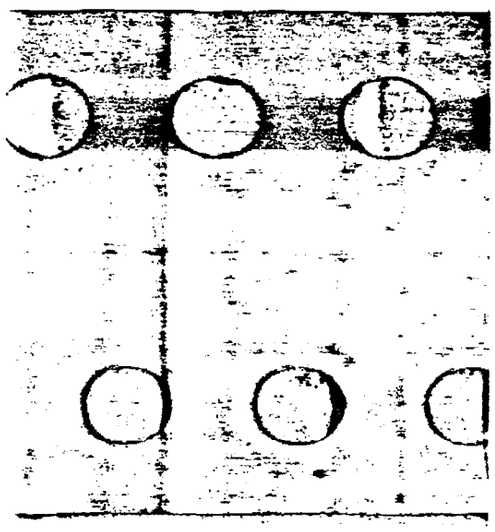
My Commission Expires:

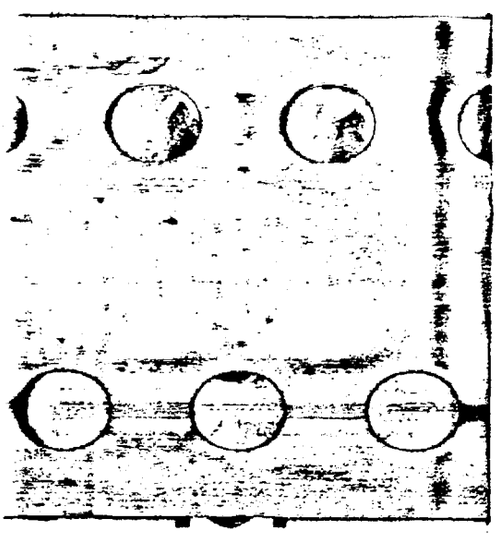
11-22-97

MITCHELL ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0164946
IDENTIF. & REFERENCE

96 MAR 28 PM 1:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 255

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

MAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
TOTAL	301.30
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	301.30

03/28/96 01 13:41 0001 3649

0164946
IDENTIF. # REFERENCE

96 MAR 28 PM 1:36

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

No. 1021664