BOOK 10035 PG 719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL A. HOLLAND (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 141-12-B
1244 BRENNER DRIVE (ADDRESS)	P. O. BOX 35140 (ADDRESS)	PARCEL 49CO
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (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, OBED WAYNE KIRKPATRICK AND WIFE, FRANCES S. KIRKPATRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL A. HOLLAND AND WIFE, JENNIFER L. HOLLAND

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 Lot No. 42 on the Plan of Southampton, Phase 3 of record in Book 5200, page 689 & 690, Register's Office for said County.

SAID Lot No. 42 fronts 87.40 feet on the westerly margin of Brenner Drive and extends back 175.50 feet on the northerly line and 180.47 feet on the southerly line to a dead line in the rear, measuring 132.44 feet theron.

Being the same property conveyed to Obed Wayne Kirkpatrick and wife, Frances S. Kirkpatrick by deed from CCM Homes, A Joint Venture composed of Eugene T. Collins and wife, Patricia Collins of record in Book 7196, page 78, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6120, Page 450 and amended in Book 6231, page 63, said Register's Office; By-Laws of record in Book 6355, page 517, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1244 BRENNER DRIVE, NASHVILLE, TENNESSEE 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 30th day of April, 19 96

OBED WAYNE KIRKPATRICK

Frances S. Kirkpatrick

FRANCES S. KIRKPATRICK

BOOK 10035 PG 720

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 OBED WAYNE KIRKPATRICK AND WIFE, FRANCES S. KIRKPATRICK

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 NASHVILLE, Tennessee, this 30th day of April 19 96

Commission expires June 10, 1998

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

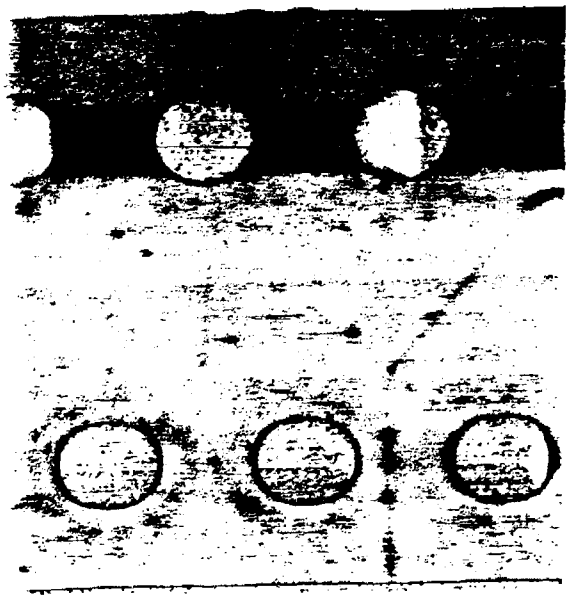
0177435

IDENTIF. ➔ REFERENCE

96 MAY -2 AM 9:26

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5700 25/02 2.04 23CHECK 445.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

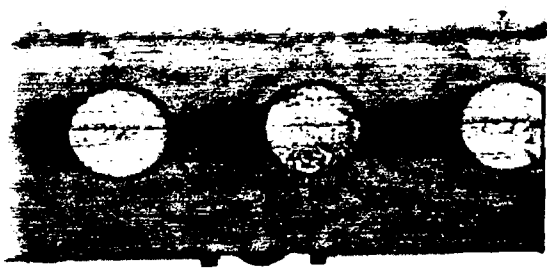
FOR _____

BOOK 10035 PG 721

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
119000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

05/02/96 01 09:30 0001 6900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177435
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034934