BOOK 10330 PG 525

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas J. Fitzpatrick, et ux 111 Milford Dickson, TN 37055	Same as New Owner	Map 117-11-B Parcel 88CO Field Book 7DA 90174

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES KENT KENDRICK, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-8 on the plan of Revised The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for said County, which plan and record thereof are incorporated herein made a part hereof by reference.

BEING the same property conveyed to James Kent Kendrick, unmarried, by deed from Kenneth E. Culp and wife, Mary Culp, of record in Book 6706, page 62, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3600 Hillsboro Road, F-8, Nashville, TN 37155.

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 the GRANTOR does covenant 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 warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to the Master Deed for Villager East Condominium of record in Book 5457, page 298, corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.

3. Subject to the By-Laws of Villager East Condominium of record in Book 5457, page 338, said Register's Office.

4. Subject to any and all matters as they may appear on the Plan of Revised The Villager East Condominium Apartments of record in Book 5200, page 213, said Register's Office.

And the GRANTOR does further covenant 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.

JOINDER OF SPOUSE: ALISON S. KENDRICK, wife of JAMES KENT KENDRICK, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 27th day of January, 1997.

"GRANTOR"

JAMES KENT KENDRICK

ALISON S. KENDRICK

"GRANTEES"

THOMAS J. FITZPATRICK

MARY E. FITZPATRICK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES KENT KENDRICK and wife, ALISON S. KENDRICK, and THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, 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, at office, this the 27th day of January, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of January, 1997.

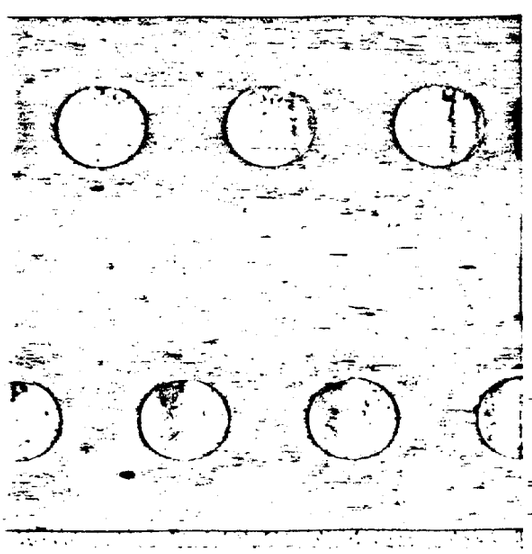
NOTARY PUBLIC

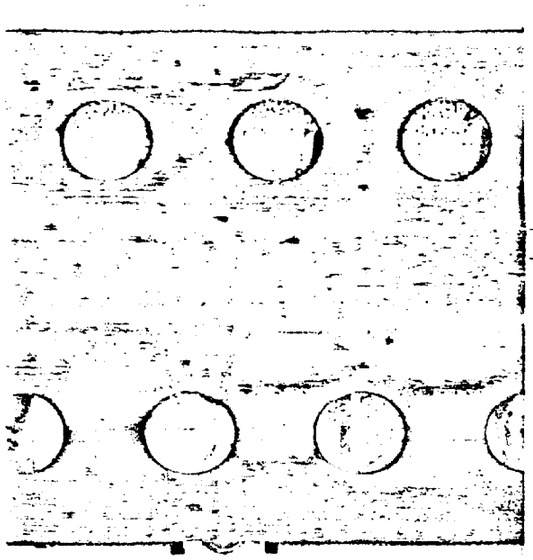
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0267459
IDENTIF. # REFERENCE

97 JAN 28 AM 8:53
DAVIDSON COUNTY TN

8371 01/28 0101 03CHECK 175.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10330 PG 527

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
01/28/97	01			08:53 0001 8371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267459

IDENTIFICATION REFERENCE

97 JAN 28 AM 8:53

DAVIDSON COUNTY, TN.

No. 1110840