THIS INSTRUMENT PREPARED BY:
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
James A. Kirtland 441 Thunderbird Road Nashville, TN 37209	Same	Map 90-16 Parcel 281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Six Thousand and 00/100 ($106,00.00) DOLLARS, cash in hand paid, receipt of all the same from the Grantee being acknowledged; I, **DOROTHY J. WILLHITE**, a widow, Grantor herein, have bargained and sold, and by these presents do transfer and convey unto the said **JAMES A. KIRTLAND**, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 543 on the Plan of Charlotte Park, Section 8, of record in Book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point in the southerly margin of Thunderbird Court, common corner of Lots 542 and 543; thence with the line between said two lots, southerly 135.7 feet to an iron pin; thence southwesterly 83.0 feet to a concrete monument; thence northwesterly 117.6 feet to a concrete monument; thence with the line between Lots 543 and 545, northerly 80.0 feet to concrete monument; thence with the line between Lots 543 and 544, northeasterly 107.0 feet to a point in the southerly side of Thunderbird Court; thence with the margin of said Court southeasterly 40.6 feet to the point of beginning.
>
> Being the same property conveyed to George D. Willhite and wife, Dorothy J. Willhite, by deed from L.C. Young and wife, Laura O. Young, of record in Book 3103, Page 204, Register's Office for Davidson County. The said George D. Willhite having since died.

The above realty is sold as is without warranty, express, or implied as to any improvements located thereon.

This conveyance is subject to all restrictions and easements of record.

This description was prepared by using the description in the previous deed.

This is improved property, known as 441 Thunderbird Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 21st day of February, 1997.

Dorothy J. Willhite
DOROTHY J. WILLHITE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY J. WILLHITE, the within named Bargainor, 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 Nashville, Tennessee, this 21 day of February, 1997.

J Michael Jacobs
NOTARY PUBLIC

My commission expires: 7/24/99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

James A. Kirtland
JAMES A. KIRTLAND

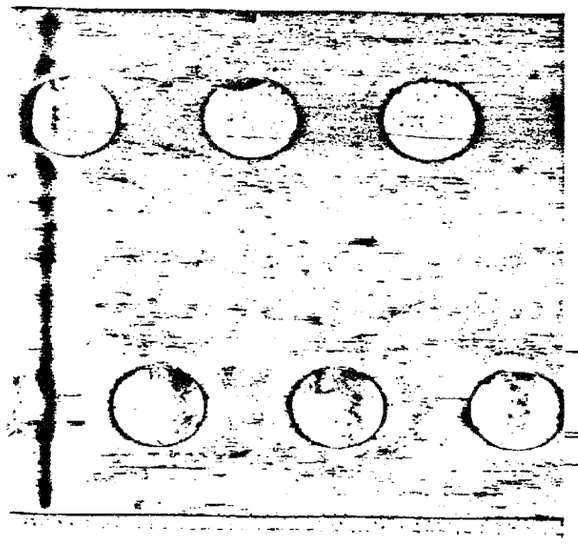
Subscribed and sworn to before me, this the 21 day of February 1997.

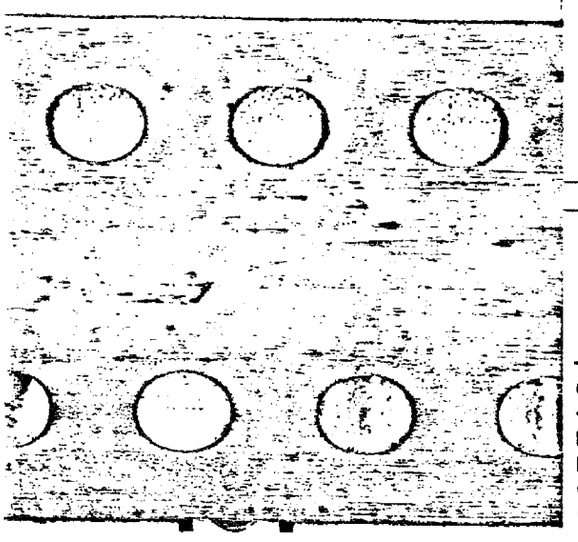
J Michael Jacobs
NOTARY PUBLIC

My Commission Expires: 7/24/99

0275181
IDENTIFICATION REFERENCE

8675 02/21 0101 03CHECK 401.20





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

RECEIVED OF _____

FOR _____

BOOK 10356 PG 59

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	10&000.00
			CON TX	392.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	401.20
			CHECK	401.20
02/21/97	01		14:12 0001	8675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275181

IDENTIFICATION REFERENCE

97 FEB 21 PM 2:07

No. 1119114