BOX 19B
97-8-38A

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 10583 PG 447

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BRENNAN W. CURTIS (NAME) | FIRST TRUST MORTGAGE COMPANY (NAME) | MAP 142-06-0-D |
| 540 Doral Country Drive (ADDRESS) | 6525 Quail Hollow Road, Suite 300 (ADDRESS) | PARCEL 026co |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Memphis, TN 37120 (CITY) (STATE) (ZIP) | FB 09D-75217 |

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, STEVEN D. KIRKPATRICK AND WIFE, LINDA M. KIRKPATRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENNAN W. CURTIS, UNMARRIED

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 Unit No. 86A of Doral Country Villa Condominiums, Section VII, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5532, Page 727, and as amended in Book 5623, Page 252, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Steven D. Kirkpatrick and wife, Linda M. Kirkpatrick, by Deed from Karen Suzanne Johnson Phair, a married person, of record in Book 9426, Page 77, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all

CONTINUED

unimproved ( )
This is improved (X) property, known as 540 Doral Country Drive, Nashville, TN 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 26th day of August 1997

Steven D. Kirkpatrick
STEVEN D. KIRKPATRICK

Linda M. Kirkpatrick
LINDA M. KIRKPATRICK

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10583 PG 448

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN D. KIRKPATRICK AND WIFE, LINDA M. 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 Brentwood, Tennessee, this 26th day of August 19 97.

Commission expires July 24, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa, Section VII, of record in Book 5532, Page 727, and as amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

1443 08/27 0101 03CHECK 340.15

97 AUG 27 AM 11:07
FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN.

0134 1822
IDENTIFICATION REFERENCE



DCTN01WC

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

RECEIVED OF _____

FOR _____

BOOK 10583 PG 449

| | | |
|---|---|---|
| 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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

08/27/97 01 11:07 0001 1443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341822
IDENTIFICATION REFERENCE

97 AUG 27 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190956