22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10670 872
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF November, 1997

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS M. KIRK (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	103-4-215
4510 COLORADO AVENUE (ADDRESS)	P. O. BOX 305110/7TH FLOOR (ADDRESS)	25W-05750
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (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, BARBARA R. HOLTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS M. KIRK AND ALISON Y. KIRK, HUSBAND AND WIFE

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 all of Lot Nos. 12 and 11, and the westerly twenty (20) feet of Lot No. 10, of Block 17, on the Map of A Part of SYLVAN PARK, of record in Book 332, page 104, Register's Office for DAVIDSON County, Tennessee, and being more particularly described as follows:

BEGINNING at the Northeast corner of Colorado Avenue, formerly Ninth (9th) Avenue or Hugomont Avenue and 46th Avenue, formerly 5th Street, being the Southwest corner of Lot No. 12; thence eastwardly with the northern margin of said Colorado Avenue, 130 feet; thence northerly and parallel with said 46th Avenue 160 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 130 feet to the easterly margin of 46th Avenue; thence with the easterly margin of said 46th Avenue, southerly 160 feet to the point of BEGINNING.

BEING the same property conveyed to BARBARA R. HOLTON, by Quitclaim Deed from Michael L. Holton, Unmarried, of record in Book 9845, page 690, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 4510 COLORADO AVENUE, NASHVILLE, TN 37209
(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 my hand this 3rd day of November 19 97

BARBARA R. HOLTON

BOOK 10670 PG 873

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 BARBARA R. HOLTON, UNMARRIED

the 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 3rd day of November, 19 97

Commission expires May 27, 2001

I. DYKE TATUM 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

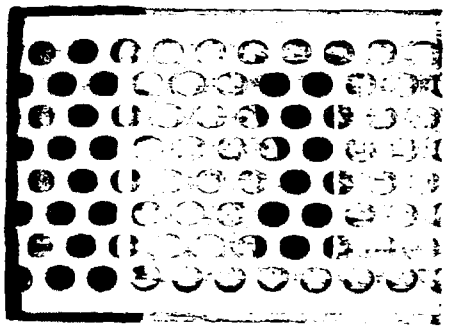
***** CONTINUATION**

SOURCE OF DESCRIPTION: **Survey dated October 28, 1997, made by:**
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

7464 11/04 0101 03CHECK 793.40

0366106
IDENTIF. & REFERENCE

97 NOV -4 PM 1:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE. TENNESSEE

RECEIVED OF _____

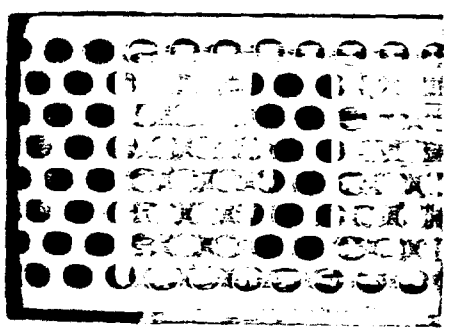
FOR _____

BOOK 10670 PG 874

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
212000.00
CON TX 784.40
PRFEE 1.00
WDEED 8.00
TOTAL 793.40
CHECK 793.40
11/04/97 01 13:47 0001 7464



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366106
IDENTIFICATION REFERENCE

97 NOV -4 PM 1:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1216670