After Recording Return To:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10698 PG 784

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ESTHER G. PETWAY, unmarried** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **GARY KIRKPATRICK and wife GINA KIRKPATRICK and CLEMMIE WALTRIP, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 67 on the Plan of Stanley Heights as of record in Book 3300, page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ester G. Petway, an unmarried person, by deed from Jeri P. Baker and Dana Y. Petway, dated January 25, 1993, recorded February 2, 1993, of record in Book 8854, page 214, Register's Office for Davidson County, Tennessee. Also acquired in Book 5613, page 178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee; and to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 25th day of November, 1997.

Esther G. Petway
ESTHER G. PETWAY

BOOK 10698 PG 785

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Esther G. Petway, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 25 day of November, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gary Kirkpatrick
Affiant

Subscribed and sworn to before me this 25 day of November, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

MAP AND PARCEL NUMBERS: Map 34-14 Parcel 41

SEND TAX BILLS TO: NEW OWNER

ADDRESS NEW OWNER:
Gary Kirkpatrick et al
328 Dinwiddie Drive
Madison, TN 37115

MORTGAGEE:
EquiCredit Corporation of TN
1101 Kermit Drive, Suite 501
Nashville, TN 37212

97 NOV 26 PM 1:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4503 11/26 0101 03CHECK 260-60

0374033
IDENTIFICATION/REFERENCE

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086
File # 97110663

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10698 PG 786

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

11/26/97 C: 13:04 0001 4503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0374033

97 NOV 26 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1225347