This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

BOOK 10999 PAGE 513

ADDRESS NEW OWNER:
Martin Fitzpatrick
1018 17th Avenue South, Unit # 9
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 104-4-D
GROUP
PARCEL 5.00 (CO)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **M. Alfred Todd and wife, Elisabeth O. Todd**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martin Fitzpatrick**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 1018 17th Avenue South, Unit No. 9, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Fitzpatrick, his heirs and assigns, forever; and we, M. Alfred Todd and wife, Elizabeth O. Todd, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of June, 1998.

N. Alfred Todd

Elizabeth O. Todd

STATE OF TENNESSEE)
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named N. Alfred Todd and wife, Elisabeth O. Todd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this the 29th day of June, 1998.

Shirley Jones
NOTARY PUBLIC

My Commission Expires: 4-10-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $77,500.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of June, 1998.

Thomas W. Lawless
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires SEPT. 29, 2001

7817 06/30 0101 03CHECK 299.75

EXHIBIT A BOOK 10999 PAGE 515

Being Unit No. 9 (1018-17th Avenue, South) on the Plan of Lincoln Court Homeowners Association, as described in Master Deed of record in Book 6942, page 585, Register's Office for Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto, as amended by First Amendment to Master Deed of record in Book 7357, page 854, said Register's Office, to all of which reference is made.

BEING the same property conveyed to M. Alfred Todd and wife, Elizabeth O. Todd, by deed from Grestar Image, Inc., a California corporation d/b/a Image Consultants, Inc., as of record in Book 10546, page 674, Register's Office for Davidson County, Tennessee.

0457094
IDENTIF. & REFERENCE
98 JUN 30 PM 2:47
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 516

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	77500.00
			CON TX	286.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	299.75
			CHECK	299.75

06/30/98 01 14:47 0001 7817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457094
IDENTIF. ← REFERENCE

98 JUN 30 PM 2:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313607