BOOK 11251 PAGE 345

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852668

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF December, 19 98.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #013143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Frank E. Kirkpatrick etux	Countrywide Home Loans, Inc.	131-6-C-26-CO
(NAME)	(NAME)	
904 Huntington Cr.	400 Countrywide Way	7DA-91580
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Simi Valley, CA 93065-6298	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 299,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

William F. Curry, Jr. and wife, Nina E. Curry

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Frank E. Kirkpatrick and wife, Mary J. Kirkpatrick

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 138** on the plan of **Burton Hills** Village of **Huntington**, Tract 10, as of record at **Book 6250, page 612**, Register's Office for said County (a P.U.D.), and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8519** , page **435** , said Register's Office.

This conveyance is subject to:

1. 1998 property taxes in the amount of $3,212.86. 1997 taxes in the amount of $3,121.93, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 131-6-C-26-CO; Field Book Number: 7DA-91580; at the street address of 904 Huntington Cr., Nashville, TN 37215.

2. Declaration of Covenants, Conditions and Restrictions as contained in the instruments of record at Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 536, Book 6911, page 120, Book 6644, page 1, Book 6917, page 724 all said Register's Office.

3. Charters at Book 6517, pages 505 and 511, and Book 6665, page 12, and the Agreements of record at Book 6470, page 383 and book 6655, page 47; and Dedication of Common Areas at Book 6517, page 522 and Book 6917, page 704 said Register's Office.

4. Setback lines, easements, notes, and/or other limitations as shown on said plan at Book 6250, page 612, and square-foot allocations at Book 6637, page 717, all said Register's Office.

0524982
IDENTIF. ↑ REFERENCE

98 DEC 14 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

~~unimproved ( )~~
This is improved (X) property, known as 904 Huntington Cr., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14th day of December, 19 98.

William F. Curry, Jr.

Nina E. Curry

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William F. Curry, Jr. and wife Nina E. Curry, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 14th day of December, 19 98

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

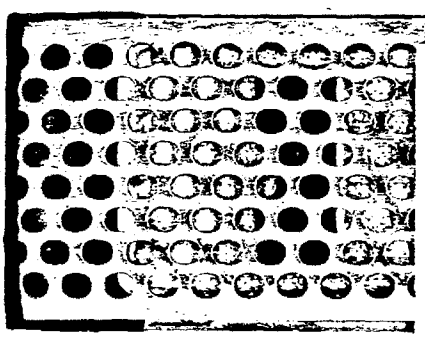
My Commission expires:

_____

Notary Public

(30 12/14 01:01 03CHECK 1117.30

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11251 PAGE 347

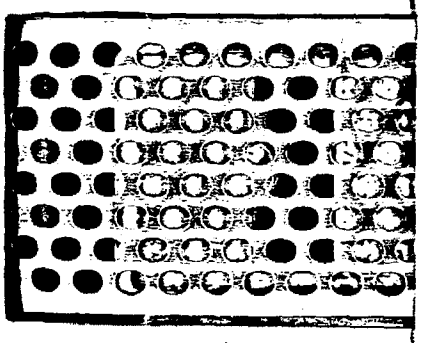
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

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

CHRT	299000.00
CON TX	1106.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1117.30
CHECK	1117.30

12/14/98 01 14:01 0001 0230



0524982
IDENTIF. # REFERENCE

98 DEC 14 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399697