File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11321 PAGE 481

#16137

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. KARST (NAME)	Fleet Mortgage Corp. (NAME)	104-6-A
3415 West End Avenue Unit 408 (STREET ADDRESS OR ROUTE NUMBER)	1333 Main Street (STREET ADDRESS)	32.00 CO
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbia, (CITY) SC (STATE) 29201 (ZIP)	26W09644

FOR AND IN 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, SAM J. KUYKENDALL AND WIFE, LUCY SCOTT KUYKENDALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. KARST, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 408 on the Plan of Continential Condominium of record in Plat Book 5200, page 399 thru 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Sam J. Kuykendall and wife, Lucy Scott Kuykendall by deed from William E. Rankin, unmarried of record in Book 9691, page 157, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and in Book 7475, page 137; (3) Easement for Book 4825, page 592; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 399 thru 401, amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office.

0321 02/02 0101 03CHECK 358.80

99 FEB -2 AM 11:28
ILL CONNELL, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
054383B

unimproved ( )
This is improved (XX) property, known as 3415 West End Avenue Unit 408, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9 day of JAN, 1999

Sam J. Kuykendall
SAM J. KUYKENDALL

Lucy Scott Kuykendall
LUCY SCOTT KUYKENDALL

STATE OF TENNESSEE
COUNTY OF MAURY

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM J. KUYKENDALL AND WIFE, LUCY SCOTT KUYKENDALL with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7 day of January, 19 99.

My commission expires 11/26/2001 Notary Public Gayle P. Davis

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00.

James E. Karst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th ~~DAY~~ OF January, 19 99.

MY COMMISSION EXPIRES: 9-23-2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SAM J. KUYKENDALL AND WIFE,
LUCY SCOTT KUYKENDALL

TO

JAMES E. KARST

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

0322 02/02 0101 03CHECK ~~94000.00~~

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

WDEED	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	~~94358.00~~
CHECK	94358.80

02/02/99 01 11:26 0001 0321

0543838

IDENTIFICATION REFERENCE

99FEB-2 AM 11:28

ALL STATE REGISTER
DAVIDSON COUNTY, TN.

Total 358.80

VOID

WDEED	94000.00-
CAMT	94000.00
TOTAL	~~94000.00~~-
CHECK	~~94000.00~~-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0322

No. 1419678