FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16231

BOOK 11344 PG. 234

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Drive, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES P. KINSER (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP: 104-6-M
204 Fairmont Court (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	PARCEL: 4.00CO
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FR#: 21W13322

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, JOHN B. JERNIGAN, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. KINSER, 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 A-4 on the Plan of Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Plat Book 6250, page 825, amended in Plat Book 6900, page 98, 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 Fairmont Court Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, pages 962 and 993, and Book 6893, page 62 said Register's Office.

Being the same property conveyed to John B. Jernigan, Jr., unmarried by deed from Mark G. Robbins, an unmarried person of record in Book 9568, page 357, said Register's Office.

This conveyence is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 182, page 36, Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, pages 962 and 993, Book 6893, page 62; (3) Charter of record in Book 7078, page 447; (4) Easements of record in Book 7051, page 572, amended in Book 9850, page 210, and Book 2270, page 206; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 825, amended in Book 6900, page 98, said Register's Office.

05502322
IDENTIFICATION REFERENCE
99FEB 18 AM 10:46
DAVIDSON COUNTY, TN.
REGISTER

unimproved ( )
This is improved (XXroperty, known as 204 Fairmont Court, Nashville, Tennessee 37203

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 15th day of February, 19 99

JOHN B. JERNIGAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. JERNIGAN, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of February, 19 99.

My commission expires 9/23/2001 Notary Public

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 _____

7169 02/10 0101 03CHECK 529.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 99.

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN B. JERNIGAN, UNMARRIED

TO

JAMES P. KINSER, UNMARRIED

PLEASE RETURN TO:
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

RECEIVED OF _____

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

BOOK **11344** PG. **236**

CAMT	
	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

02/18/99 01 10:48 0001 7169

0550232

IDENTIF. # REFERENCE

99 FEB 18 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426414