Box 2

BOOK 11377 PG. 959

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Gary W. Lovell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

COUNTY

My Commission Expires
March 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Lovell (NAME)	NationsBanc Mortgage Corporation (NAME)	116-12
3704 Estes Road, Unit Q (ADDRESS)	2059 Northlake Parkway (ADDRESS)	A
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	016-CO

FOR AND 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, WE, Susan C. Kirkpatrick, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Lovell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 16 on the Plat of Estes Glen Residential Condominiums, Phase V, of record in Book 5190, page 47, Register's Office for said County. Also included is an unencumbered undivided one-seventeenth (1/17th) or 5.882% of all the general common elements as described in the Master Deed, of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, and in Book 5239, page 922, Register's Office for Davidson County, Tennessee; the Carport adjacent to Unit No. 16 as shown on the Plat aforesaid; and any part of open space shown on the Plat aforesaid clearly delineated for independent use adjacent to an in connection with the use of the foregoing.

Being the same property conveyed to Milton E. Kirkpatrick, Jr. and wife, Susan C. Kirkpatrick by deed from Edgar F. Arold and wife, Darla S. Arnold of record in Book 7394, page 573, Register's Office for Davidson County, Tennessee. Said Milton E. Kirkpatrick having since died leaving subject property vested in Susan C. Kirkpatrick as surviving tenant by the entirety

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5190, page 47; master deed of record in Book 4923, page 411, Book 4927, page 793 and Book 5239, page 922; by-laws of record in Book 4923, page 450; easements of record in Book 5204, page 837, Book 5229, page 478, Book 3428, page 136, Book 3535, page 542, and Book 5202, page 388; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3704 Estes Road, Unit Q, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 25th day of February, 19 99

Susan C. Kirkpatrick
Susan C. Kirkpatrick

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11377 PG. 960

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan C. Kirkpatrick, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of February, 19 99.

Commission expires 3/29/99

JE I. FREEZE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires
March 27, 1999

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Susan C. Kirkpatrick

TO

Gary W. Lovell

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 MAR 10 PM 1:42
6623 03/10 0101 03CHECK
991.50

INDEXING & REFERENCE

05592216

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11377 PG. 961

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

0559216
IDENTIF. REFERENCE

99 MAR 10 PM 1:42

CAMT
265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 991.50
CHECK 991.50

03/10/99 01 13:42 0001 6623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435770