FILE BOX-9B
FIRST TITLE & ESCROW CO., INC. #16635

WARRANTY DEED

BOOK 11599 PAGE 304

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 381,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D. Kirkpatrick	First American National Bank	MAP 144-14,
(NAME)	(NAME)	
2138 Chickering Lane	First American Center	PARCEL #26.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Clyde M. Francis, Jr., and Jane F. Francis, husband and wife, as tentants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry D. Kirkpatrick and wife, Candace D. Kirkpatrick

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 Lot No. 5 on the Plan of the Chickering Valley, Revision of Lot Nos. 1 through 8, as of record in Book 2331, Page 123 and Book 2854, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clyde M. Francis, Jr., and wife, Jane F. Francis, by deed from Beecher E. Bilbrey, Jr., and wife, Martha R. Bilbrey, of record in Book 5065, Page 380, Register's Office for Davidson County, Tennessee. Subsequently, Clyde M. Francis, Jr., and wife, Jane F. Francis, having re-conveyed said property to Clyde M. Francis, Jr., and Jane F. Francis, as tentants in common, by Quitclaim Deed of record in Book 11203, Page 111, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

99 AUG -2 PM 1:
JILL GARRETT REGI
DAVIDSON COUNTY,
FEE 1.00
REGISTER
TN.

0618833
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2138 Chickering Lane, Nashville, TN 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 our hand s this 30th day of July 19 99

Clyde M. Francis, Jr.

Clyde M. Francis, Jr.

Jane F. Francis

Jane F. Francis

Q22/Q23/Q101 ✓SCHECK 1420.70

BOOK 11599 PAGE 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde M. Francis, Jr., and Jane F. Francis, husband and wife, as tentants in common

the bargainor s, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 30th day of July, 1999.

Commission expires April 22, 2001

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

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 Clyde M. Francis, Jr. and wife, Jane F. Francis, to Terry D. Kirkpatrick and wife, Candace D. Kirkpatrick.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 306

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

0618833

IDENTIF. ↑ REFERENCE

99 AUG -2 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	381000.00
CON TX	1409.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1420.70
CHECK	1420.70

08/02/99 01 13:05 0001 0234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498460