PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41291
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathryn J. Kirk 2028 Galbraith Drive Nashville, TN 37215	The Community Bank 5120 Maryland Way Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 131-2-113

98 OCT 22 PM 1:

06493415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 219,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles O. Mann, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn J. Kirk,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10, Block 1, on the Map of Overton Hills, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 100 feet on the north side of Galbraith Drive and runs back 274 feet on the east line and 273.5 feet on the west line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Charles O. Mann by deed from Mildred Mann, unmarried of record in Book 10787, Page 194, Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This is improved property, known as: 2028 Galbraith Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 1999.

Charles O. Mann

State of Tennessee
County of Davidson

On this 18th day of October, 1999, before me the undersigned authority, personally appeared **Charles O. Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,000.00

Affiant

Sworn and subscribed before me on the 18th day of October, 1999.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

2796 10/22 0101 03CHECK 821.30

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 11713 PAGE 745

CAMT	
	219000.00
CON TX	810.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	821.30
CHECK	821.30

10/22/99 01 13:27 0001 2796

064934S

REFERENCE

99 OCT 22 PM 1:24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530586