Instr:200006290064704 Page: 1 OF 2
REC'D FOR REC 06/29/2000 10:45:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1072.63

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17324

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.

John K. Kirkland
Affiant

Subscribed and sworn to before me, this 27th day of JUNE, 2000.

Notary Public
My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. John K. Kirkland	Bank Of America	MAP 160-2
811 Nanearle Place	2059 Northlake Parkway	PAR 22
Nashville, Tennessee 37220	Tucker, Ga 30084	FB OH 15860

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD L. FULTON AND WIFE, SAMMIE J. FULTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN K. KIRKLAND AND WIFE, SARAH H. KIRKLAND ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 811 Nanearle Place, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of JUNE, 2000.

RICHARD L. FULTON

Sammie J. Fulton
SAMMIE J. FULTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD L. FULTON AND WIFE, SAMMIE J. FULTON, 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 27th day of JUNE, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Nanearle Acres, as of record in Plat Book 1424, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Fulton and wife, Sammie J. Fulton by deed from James B. Humphreys and wife, Judith S. Humphreys of record in Book 5584, page 901, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 3133, page 67 and Book 7338, page 238; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 77, said Register's Office.