WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MONTGOMERY TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MELVIN D. ANGE EXP. 1/23/2003

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Beathard	Fifth Third Mortgage Company	MAP 147-02B
(NAME)	(NAME)	
938 South Douglas Avenue	250 W. Main Street	PARCEL 124CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Lexington, KY 40507	
(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, James Eric Kirkland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Beathard

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 F-122 on the plan of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description.

BEING the same property conveyed to James Eric Kirkland by deed from Kennedy Properties, a partnership composed of Hal Kennedy and Lisa Lee Kennedy of record in Book 7093, page 18, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6188, page 744, said Register's Office; (c) charter of record in Book 6188, page 452, said Register's Office; and (d) master deed and bylaws of record in Book 6188, page 744, said Register's Office.

unimproved ( )
This is improved (X) property, known as 550 Harding Place, Unit F-122, Nashville, Tennessee 37211
(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 15th day of January, 2001

James Eric Kirkland

Davidson County DEEDWARR
Recvd: 01/23/01 12:55 2pgs
Fees:11.00 Taxes:86.95

20010123-0006929

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Eric Kirkland

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Santa Monica, CA this 19th day of January, 2001.

Commission expires _____

STEPHANIE BONANNO
Comm. #1157144
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Sept. 28, 2001

Stephanie Bonanno
Notary Public

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF Los Angeles

Before me, STEPHANIE BONANNO 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 _____.

My commission expires _____

STEPHANIE BONANNO
Comm. #1157144
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Sept. 28, 2001

Stephanie Bonanno
Notary Public