THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18277**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Affiant Subscribed and sworn to before me, this 15th day of OCTOBER, 2001. Notary Public My Commission Expires: 9/25/2004

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. Richard M. Kinney 105 Leake Avenue, #61 Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** MAP 116-13-C PAR 61.00 CO FB 07DZ 28066

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, KATHLEEN T. PATRICK, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD M. KINNEY AND WIFE, BETTY R. KINNEY ("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 105 Leake Avenue, #61, Nashville, Tennessee 37205.

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 15th day of OCTOBER, 2001.

KATHLEEN T. PATRICK

Davidson County DEEDWARR
Recvd: 10/16/01 10:43 2pgs
Fees:13.00 Taxes:662.30
20011016-0112513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KATHLEEN T. PATRICK, 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, at office, this 15th day of OCTOBER, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. WOODARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires
September 25 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 61 together with Parking Space No. 48 on the Plan of Revised Belle Meade Tower Condominium Apartments of record as Instrument No. 200010200104050, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 200006140059221 and Instrument No. 200008030076841, said Register's Office.

Being the same property conveyed to Richard C. Patrick, Jr. and wife, Kathleen T. Patrick by deed from Thomas B. Zerfoss, III and Leigh Zerfoss Atkins of record in Book 10144, page 552, said Register's Office. The said Richard C. Patrick, Jr. has since died.

This conveyance is made subject to: (1) Restrictions of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 200006140059221 and Instrument No. 200008030076841; (2) Easements of record in Book 3839, page 983, Book 4790, page 319, Book 4925, page 594, Book 3183, page 201, Book 4355, page 696, Book 6701, page 203, Book 1207, page 547, Book 9351, page 933; and (3) Memorandum of Lease of record in Book 10468, page 321; and (4) All matters appearing on the Plan of record as Instrument No. 2000010200104050, said Register's Office.