BOOK 4214 PAGE 41 FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY

Morris Levine, Attorney, 216 Union Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Louise (Smith) Kirby & Elgrine Johnson Kirby, Jr., 1612 Branch Street	Same " "	Map 72-15 Par. 127
(NAME) (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	
Nashville, Tennessee	"	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $100 CC

Elgrine J. Kirby Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY 1968.

Attorney Levine
Notary Public

MY COMMISSION EXPIRES: May 24, 1970

(AFFIX SEAL)

FOR AND IN 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 I, Elgrine J. Kirby, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louise (Smith) Kirby and son, Elgrine Johnson Kirby, Jr., a 1/2 undivided interest each.

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:

Lot No. 7 in Maxey's Addition to Bronwsville as of record in Plan Book 161, page 78, R.O.D.C., Tennessee, said Lot fronting 58.4' on the easterly side of Rebecca Avenue and running back between parallel lines 178' to an alley.

BEING the same land conveyed to E. J. Kirby and Louise Smith Kirby by deeds from Fred Wesley Martin, Jr. and wife, Lizzie Martin of record in Book 3224, page 523, R.O.D.C.,Tennessee, Henry (Bunion) Martin of record in Book 3224, page 525, R.O.D.C.,Tennessee, and Emma D. Smith, of record in Book 3400, page 51, R.O.D.C.,Tennessee.

BEING the same property heired by the above grantors as the only heirs of J.W.Martin, whose deed is of record in Book 420, page 394, R.O.D.C., Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ Nashville, Tennessee
(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 30 day of January, 1968

Elgrine J. Kirby Sr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named Elgrine J. Kirby, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of January 1968.

Commission expires May 24, 1970

Morris Levine
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

Elgrine J. Kirby, Sr.

TO

Louise (Smith) Kirby and son, Elgrine Johnson Kirby, Jr.

06842

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

FEB 23 2 32 PM '68
NOTE BOOK 118 PAGE 313
RECORDING FEE $ 3.00
DEP. REG. B

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ .26
RECORDING FEE .50
TOTAL $ .76

FEB 23 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.