BOOK 4310 PAGE 987 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1969.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Gladys G. Short (NAME)	Murphree Mortgage Company (NAME)	Map 96-6
512 Cottonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 215
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, James Eph Kirby, Jr., and wife, Donna C. Kirby,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mrs. Gladys G. Short

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:

Being Lot No. 213 on the Plan of Cloverhill Subdivision, Section IV, as of record in Book 2133, page 62, Register's Office for said County.

Said Lot No. 213 fronts 85 feet on the westerly side of Cottonwood Drive and runs back 221.9 feet on the northerly line and 213.5 feet on the southerly line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to James Eph Kirby, Jr., and wife, Donna C. Kirby, by deed from James Eddie Stanton and wife, Katherine H. Stanton, as of record in Book 4064, page 986, said Register's Office.

The Grantee herein assumes and promises to pay an obligation evidenced by an instrument of record in Book 4064, page 987, in said Register's Office.

This is { unimproved / improved (X) } property, known as 512 Cottonwood Drive Nashville, Tennessee 37214
(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 our hand s this 15th day of February, 19 69

[signature]

[signature]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William G. Traber, a Notary Public in and for said County and State, the within named James Eph Kirby, Jr., and wife, Donna C. Kirby,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1969

Commission expires February 7, 1973

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

JAMES EPH KIRBY, JR., ET UX

TO

MRS. GLADYS G. SHORT

A 30805

IDENTIF. REFERENCE

FEB 18 8 53 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

FEB 18	CONV	12,500.00			
FEB 18	S'TAX		B*	32.50	
FEB 18	RTEE		B*	.50	
FEB 18	WDEED		B*	3.00	* 36.00