BOOK 4373 PAGE 520 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,700.00

Fannie Lee Kerby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1969

Notary Public

MY COMMISSION EXPIRES: Jan 23, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harpeth Builders, Inc., P. O. Box 69, Bellevue, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. Billy Joe Kerby (NAME)	Mr. & Mrs. Billy Joe Kerby (NAME)	128-14-116
8051 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	8051 Regency Drive (STREET ADDRESS)	9D 06606
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37209 (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~~, Harpeth Builders, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Joe Kerby and wife, Fannie Lee Kerby,

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 38 as shown on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.

Said Lot No. 38 fronts 75.84 feet on the westerly side of Regency Drive and runs back between lines 210.25 feet on its northeasterly line and 176.46 feet on its southerly line, to a dead line in the rear on which it measures 133.99 feet.

BEING THE SAME PROPERTY conveyed to Harpeth Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4364, page 927, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4232, page 419, Register's Office for Davidson County, Tennessee, and the plan of record in Book 4175, page 14, which shows an Owner's Certificate, certain easements and set-back lines.

~~Unimproved~~ ( ) This is improved (X) property, known as 8051 Regency Drive, Nashville, Tennessee 37209
(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.

IN WITNESS WHEREOF, Harpeth Builders, Inc., has caused this instrument to be ~~Witness our hand this day of~~ executed by its duly authorized officer this 9th day of October, 1969.

HARPETH BUILDERS, INC.

By: Walter Smith, II
President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared Walter Keith, III, and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and _____ ~~respectively~~ of the Harpeth Builders, Inc., the within named bargainor, a corporation, and that (he) (~~they~~) as such President 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 Walter Keith, III, as such President., ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of October, 19 69.

My commission expires NOVEMBER 1, 1970

Elizabeth N. Thomson
Notary Public

WARRANTY DEED

FROM
HARPETH BUILDERS, INC.

TO
BILLY JOE KERBY AND WIFE,
FANNIE LEE KERBY

157924

IDENTIF. REFERENCE

OCT 20 10 18 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 20 69	CONV	24,700.00			
OCT 20 69	S'TAX		A*	64.22	
OCT 20 69	PR'FEE		A*	.50	
OCT 20 69	W'DEED		A*	3.00	* 67.72