WARRANTY DEED

BOOK 4417 PAGE 11

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis E. Kirby, et ux	Louis E. Kirby	11W-81270
(NAME) 335 Chamberlain Street	(NAME) Same	Map 92-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par. 271
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of Ten Thousand One Hundred Eighty-four and 30/100 ----------($10,184.30)---------- *Dollars,*

of which $2,200.00 has been paid in cash by Louis E. Kirby and wife, Ramer N. Kirby, the receipt of which is hereby acknowledged, and for the remainder the said Louis E. Kirby and wife, Ramer N. Kirby have assumed and agree to pay the unpaid balance of $7,984.30 of an indebtedness in the original amount of $9,000.00, secured by deed of trust of record in book 2898, page 225, Register's Office for Davidson County, Tennessee,

We, John W. Elizer and wife, Mary W. Elizer

have this day bargained and sold, and do hereby transfer and convey unto the said Louis E. Kirby and wife, Ramer N. Kirby, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 7, Block 27, on the Plan of E. J. Plummer's Addition, as of record in book 161, page 39, Register's Office for said County. Said lot No. 7 fronts 50 feet on the westerly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.
Being the same property conveyed to John W. Elizer and wife, Mary W. Elizer by deed from T. J. Sterritt and wife, of record in book 2879, page 237, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,184.30

Subscribed and sworn to before me, this the 12th day of May 19 70

My commission expires: June 6, 1972 (Affix Seal)

Affiant: x Ramer N. Kirby

Notary Public: Mary Emery

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved (X) property, known as 335 Chamberlain Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Louis E. Kirby and wife, Ramer N. Kirby, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Louis E. Kirby and wife, Ramer N. Kirby, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 12th *day of* May, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Ramer N. Kirby

Mary W. Elizer

This Instrument Was Prepared By

Alvey W. Goldsmith

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* John W. Elizer and wife Mary W. Elizer

the within named bargainor....s, 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* 12th *day of* May, *19*70.

Mary Emery
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires June 6, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY 13 70 CONV 10,184.30
MAY 13 70 S'TAX A* 26.52
MAY 13 70 PR'FEE A* .50
MAY 13 70 W'DEED A* 3.00 * 30.02

WARRANTY DEED

FROM
John W. Elizer, et ux

TO
Louis E. Kirby, et ux

A 77254

IDENTIF. REFERENCE

MAY 13 9 49 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Complimenta of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Guaranty Title 207504