WARRANTY DEED

BOOK 4442 PAGE 698

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
IRWIN M. KIRBY	Noel-Palmer Mortgage Co., Inc.	Map# 115-11-96
(NAME)	(NAME)	
6240 Vosswood Drive	402 Stahlman Building	Parcel# 8D69680
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tenn. 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations, paid by the grantees, which include the assumption of a certain obligation secured by deed of trust to Walter M. Noel, Trustee, of record in Book 3409, page 307, Register's Office for Davidson County, Tennessee, and the further assumption of the balance due on a certain home improvement loan to secure First American National Bank of Nashville, Tennessee, of record in Book _____ page _____, Register's Office for said county, (said home improvement loan has not been recorded as of August 24, 1970),

We, BENJAMIN F. WARD and wife, JEAN W. WARD,

have this day bargained and sold, and do hereby transfer and convey unto the said IRWIN M. KIRBY and wife, SHIRLEY K. KIRBY, their

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

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, Register's Office for said county.

Said Lot No. 153 fronts 130 feet on the northerly side of Vosswood Drive and runs back between parallel lines 328 feet to a dead line.

Being the same property conveyed to Benjamin F. Ward and wife, Jean W. Ward, by deed from Richard D. Bird and wife, Celia F. Bird, of record in Book 4287, page 14, Register's Office for Davidson County, Tennessee

THIS INSTRUMENT PREPARED BY:
Louis Farrell, Jr., Attorney
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 31st day of August, 19 70

Affiant

My commission expires: Nov. 3, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6240 Vosswood Drive, Nashville, Tennessee 37205
(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 IRWIN M. KIRBY and wife, SHIRLEY K. 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,* except for taxes for the year 1970, and as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* IRWIN M. KIRBY and wife, SHIRLEY K. KIRBY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 25th day of August, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin F. Ward

Jean W. Ward

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Shelby }

Personally appeared before me, Brenda P. Varnedoe, *a Notary Public in and for said County and State,* BENJAMIN F. WARD and wife, JEAN W. WARD

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* 27th *day of* August, *19* 70.

Brenda P. Varnedoe
Notary Public

Commission expires My Commission Expires May 6, 1974

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 .....

SEP-2 70 CONV 33,000.00
SEP-2 70 S'TAX A* 85.80
SEP-2 70 PR'FEE A* .50
SEP-2 70 W'DEED A* 3.00 * 89.30

WARRANTY DEED

FROM
BENJAMIN F. WARD ET UX

TO
IRWIN M. KIRBY ET UX

A 8 8 7 5 5

IDENTIF. REFERENCE

SEP 2 1 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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