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IDENTIF. REFERENCE

MAR 2 2 26 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4483 PAGE 337

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 71

Notary Public

MY COMMISSION EXPIRES: February 1, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irvin H. Kilcrease, Jr. (NAME)	Irvin H. Kilcrease, Jr. (NAME)	16DA 11120
2603 Vaulx Lane (STREET ADDRESS OR ROUTE NUMBER)	945 Inverness Ave. (STREET ADDRESS)	Map 118-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Page 7

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, BARBARA E. BROOKS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRVIN H. KILCREASE, JR. AND WIFE, KATHLEEN L. KILCREASE

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 Davidson County, Tennessee, being Lot No. 3 on the Map of Bransford Realty Company's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 223 feet on the southerly line and 222½ feet on the northerly line, to an alley on which it measures 47 feet.

BEING the same property conveyed to Barbara E. Brooks, formerly Barbara Osborne Ryan, also known as Barbara Ryan, by deed to her and her former husband, Ray Herbert Ryan, from Malcolm O'Neil Hudson and wife, Norma Browning Hudson, of record in Book 2700, page 63, Register's Office for Davidson County, Tennessee, the interest of said former husband, Ray Herbert Ryan, having been divested from him and vested in the said Barbara Osborne Ryan by divorce decree of the Fourth Circuit Court for said County and State, Case No. 35090, entered in Minute Book 17, page 334, in the Clerk's Office for said Court.

This is unimproved (X) improved property, known as 2603 Vaulx Lane, 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 26th day of February, 19 71

Barbara E. Brooks

BARBARA E. BROOKS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA E. BROOKS, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 19 71

Commission expires February 1, 1975

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 BARBARA E. BROOKS, unmarried

TO IRVIN H. KILCREASE, JR. ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-25	CONV	11,500.00				
MAR-25	S'TAX		A*	29.90		
MAR-25	PR'FEE		A*	.50		
MAR-25	W'DEED		A*	3.00	*	33.40