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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,950.00 Richard J. Quirk Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1971

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Quirk, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	Map 9502
2306 Amherst Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Par 92
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	3D-42015

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, Robert Joseph Learner and wife, Joanna McCollum Learner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Quirk, Jr. and wife, Sheila J. Quirk

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. 93 on the Plan of Walnut Grove as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly end of Amherst Court at the common corner of Lots Nos. 92 and 93; thence with the line between said Lots, easterly 187 feet to a concrete monument; thence North 2 degrees 17' West 146 feet to a concrete monument; thence North 77 degrees 25' West 181.6 feet to a concrete monument at the common corner of Lots Nos. 93 and 94; thence southerly with the line between said Lots, 79.4 feet to a point in the margin of Amherst Court; thence with the margin of said Court, along a curve in an easterly direction, 62.9 feet to the point of beginning.

BEING the same real property conveyed to Robert Joseph Learner and wife, Joanna McCollum Learner, by Deed from Leslie Lancaster and wife, Alva T. Lancaster, as of record in Book 3900, Page 914, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2306 Amherst Court, 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 31st day of March, 19 71.

Robert Joseph Learner

Joanna McCollum Learner

STATE OF ~~XXXXXXXX~~ Michigan
~~XXXXXXXXXX~~ County of Calhoun

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Personally appeared before me, Timothy Sequine, a Notary Public in and for said County and State, the within named Robert Joseph Learner Et ux Joanna McCollum Learner

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 Battle Creek, Michigan, ~~XXXXXXX~~, this 19th day of April 1971

Commission expires _____ James W. Smith JAMES W. SMITH
Notary Public, Calhoun County, Michigan
My commission expires March 20 1972

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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

ROBERT JOSEPH LEARNER ET UX
JOANNA MCCOLLUM LEARNER

TO

RICHARD J. QUIRK, JR. ET UX
SHEILA J. QUIRK

B 11759

IDENTIF. REFERENCE

APR 21 9 28 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

Free Bk 5

APR21 7	CONV	18,950.00			
APR21 7	S'TAX		A*	49.14	
APR21 7	PR'FEE		A*	.50	
APR21 7	W'DEED		A*	3.00	* 52.64