This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Clayborn Ave., Nashville, Tenn.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 145-0-93 | Mr/Mrs John R. Kirk, III | Fidelity Federal Savings & Loan<br>4th & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>F. H. 810 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>5175 Granny White Pike | LOAN OR ACCOUNT NO. |
| | | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

| | | | | |
|---|---|---|---|---|
| DEC 18 72 | CONV | 52,900.00 | | |
| DEC 18 72 | S'TAX | | A* 137.54 | |
| DEC 18 72 | PR'FEE | | A* .50 | |
| DEC 18 72 | W'DEED | | A* 4.00 | * 142.04 |

S. J. PEARSON and wife, BARBARA A. PEARSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. KIRK, III and wife, RITA L. KIRK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 of the Subdivision of Anderson Heights, located in the 7th Civil District of said County, according to a survey made by James L. Murphy, Jr., & Company, of record in Book 4175, page 51, described as follows: BEGINNING at an existing iron pin in the westerly right-of-way of Granny White Pike (as widened) also being the northeast corner of the D. S. Carter property as recorded in Book 1088, page 78; and the southeast corner of the herein described tract; thence running with said D. S. Carter's northerly line north 72°50' west 386.89 feet to a point; thence north 17° 53'41" east 154.73 feet to the center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows: south 88°57'19" east 72.50 feet to a point; thence around a curve having a radius of 365.21 feet, a distance of 126.74 feet to a point; thence south 69°04'34" east 19.66 feet to the intersection of said common use drive and the western right-of-way of Granny White Pike (as widened); thence running along said western right-of-way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the beginning, containing 1.61 acres, more or less.

Being property conveyed to S. J. Pearson and wife, Barbara A. Pearson, by deed from RobertE. Young and wife, as of record in Book 4377, page 921.

This conveyance is made subject to the following: (1) Easements for water main as of record in Book 465, page 179; Book 460, page 170; (2) easement for roadways, as of record in Book 723, page 610 and (3) Rights and obligations with respect to maintenance of a private driveway, of record in Book 4377, page 921.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of November 1972

Barbara A. Pearson

S. J. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4665 PAGE 446

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
*Notary Public*

---

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, Helen W. Smith, a Notary Public in and for the State and County aforesaid, personally appeared the within named S. J. Pearson and wife, Barbara A. Pearson

the 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 Evansville, Indiana, this, the 30th day of November, 1972.

My commission expires: 2-17-73

Helen W. Smith
*Notary Public*

STATE OF INDIANA NOTARY SEAL

NOTARY PUBLIC SEAL STATE OF TENNESSEE AT LARGE

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 52,900.00

John R. Kirk III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Helen W. Smith
Notary Public

B 8 8 2 4 4

IDENTIF. REFERENCE

DEC 18 4 07 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED
REF: mas

FROM
S. J. PEARSON AND WIFE

TO
JOHN R. KIRK, III AND WIFE

02493-2.

Mail to:
REAU E. FOLK, JR., ATTY.
Nashville, Tennessee
3829 Cleghorn Ave.

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
*Notary Public*