This Instrument was prepared by:
Thomas E. Stewart, Attorney
P. O. Box 521
Madison, Tennessee 37115

BOOK 4851 PAGE 176

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald L. Kirby	First Federal Savings & Loan	GO-06756
(NAME)	(NAME)	
405 Janette Court	Union at Fourth	Map 34-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn	Nashville, Tenn. 37219	Parcel 204
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Diane E. Clay Tidwell and husband, Richard Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald L. Kirby and wife Mary L. Kirby

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

Being Lot No. 25 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property vested in Diane E. Clay, now Tidwell, by divorce decree of record in Book 4813, page 395, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Ricky L. Clay and wife, Diane E. Clay by deed from Leonard L. Matthews and wife, Wanda Matthews of record in Book 4672, page 972, said Register's Office.

Diane E. Clay Tidwell being one and the same person as Patricia Diane E. Clay Tidwell.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,975.00

Subscribed and sworn to before me, this the 4th day of September 19 74

My commission expires: Oct. 5 1975
(Affix Seal)

Affiant

Notary Public

This is ( ) unimproved (X) improved property, known as 405 Janette Court, Goodlettsville, 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 GRANTEES *(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* Ronald L. Kirby and wife Mary L. Kirby *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Diane E. Clay Tidwell

Richard Tidwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4851 PAGE 177

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Diane E. Clay Tidwell and husband, Richard Tidwell

*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 *this* 4th *day of* September, *19*74

Commission expires 8-14-78 Jerry W. Sorah *Notary Public*

JERRY W. SORAH NOTARY PUBLIC DAVIDSON COUNTY

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*.....

Commission expires ..... *Notary Public*

SEP 11 74 CONV 18,950.00
SEP 11 74 S'TAX A* 49.14
SEP 11 74 PR'FEE A* .50
SEP 11 74 W'DEED A* 4.00 * 53.64

WARRANTY DEED

FROM Diane E. Clay Tidwell et vir

TO Ronald L. Kirby and wife Mary L. Kirby

C 7 0 7 2 2

IDENTIF. REFERENCE

SEP 11 2 22 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS