MAP:
PARCEL:

SEND TAX BILLS TO:

NAME: J. W. Kirby, Sr.
ADDRESS: P.O. Box ~~307~~ 154
~~Lavergne~~, Tenn. ~~37086~~
Pleasant View, Tenn. 37146

NAME AND ADDRESS:
J. W. Kirby, Sr.
P.O. Box 154
Pleasant View, Tenn. 37146

This Instrument Prepared from Information Furnished by the Parties by:
JOHN C. KERSEY, Attorney
U. S. 41 South
Smyrna, Tennessee 37167

Map 163
Par. 43
no

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

BOOK 4891 PAGE 164

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND AND NO/100 ($2,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged:

I, the undersigned MARY S. CARTER, a widow and surviving tenant by the entirety of J. C. Carter, have bargained and sold and do hereby transfer and convey to J. W. KIRBY, SR., his heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

Beginning at a point in the Northerly margin of Mt. View Road, said point being the Southwest corner of the tract conveyed to Floyd E. Lane and wife, Reba K. Lane; thence N 2° 30' W 210 feet to a point; thence N 87° 45' W 107.4 feet to a point; thence S 2° 30' W 210 feet to a point; thence S 87° 45' E 107.4 feet to the point of beginning.

Being the West one-half of property conveyed to J. C Carter and wife, Mary S. Carter, and of record in Deed Book 1975, page 436 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property; and of record; and, to all zoning and subdivision restrictions of the appropriate Governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns forever.

AND, I do covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above-noted.

AND I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee herein with Deed.

WITNESS OUR HANDS, this 19 day of February, 1975.

C88380

IDENTIFICATION REFERENCE

FEB 21 | 17 PM '75

REGISTER'S OFFICE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
RUTHERFORD COUNTY

FEB21'75 CONV *2,000.00
FEB21'75 S'TAX A* 5.20
FEB21'75 PR'FEE A* .50
FEB21'75 W'DEED A* 4.00 * 9.70

x Mary S. Carter
MARY S. CARTER, a widow

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named MARY S. CARTER, a widow and surviving tenant by the entirety of J.C. Carter, the bargainor, with whom I am personally acquainted; and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna Tennessee, this 19 day of February, 1975.

John C. Kersey
Notary Public

MY COMMISSION EXPIRES:
Oct. 17, 1977

JOHN C. KERSEY NOTARY PUBLIC TENN. ATLARGE

STATE OF TENNESSEE
Rutherford COUNTY

I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $2,000.00

x Mary S. Carter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Feb 1975

John C. Kersey NOTARY PUBLIC

MY COMMISSION EXPIRES Oct 17, 1977

JOHN C. KERSEY NOTARY PUBLIC TENN. ATLARGE