FORM NO. WD-1

BOOK 4921 PAGE 419

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 75

Notary Public

MY COMMISSION EXPIRES: 5-12-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, 107 Parkway Towers, Nashville, Tennessee, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Kirby, Jr. (NAME)	Commerce Union Bank (NAME)	05DV 32342
112 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 162-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 42

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, Rodney D. Simmons, and wife, Linda R. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Kirby, Jr., and wife, Shirley A. Kirby

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:

Being Lot No. 41 on the Plan of Cedarwood Estates, Section 1, of record in Book 4675, Page 62, Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made for a more particular description.

Being part of the same property conveyed to grantors by deed of record in Book 4834, Page 163, Register's Office of Davidson County, Tennessee

This conveyance is made subject to all easements and restrictions of record in the Register's Office of said County.

This is unimproved ( ) improved (X) property, known as 112 Cedarmont Court (House Number) (Street) Nashville, Tennessee (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 their hands this 5th day of June, 19 75.

Rodney D. Simmons

Linda R. Simmons

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 Rodney D. Simmons, and wife, Linda R. Simmons

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 Nashville, Davidson County, Tennessee, this 5th day of June, 1975

Commission expires 5/3/77

Barbara K. [illegible]
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
RODNEY D. SIMMONS, et ux

TO
JAMES H. KIRBY, JR., et ux

D 0 2 3 8 1

IDENTIF. REFERENCE

JUN 11 3 52 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 11 75	CONV	33,500.00			
JUN 11 75	S'TAX		A*	87.10	
JUN 11 75	PR'FEE		A*	.50	
JUN 11 75	W'DEED		A*	4.00	* 91.60

Raul Box 8 at

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201