BOOK 4943 PAGE 586

# WARRANTY DEED

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| GERALD A. KIRBY (NAME) | Guaranty Mortgage Co. (NAME) | 12 D 27205 |
| 215 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Ave. North (STREET ADDRESS) | Map 60-3 |
| Nashville, Tennessee (CITY) (P. O ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Parcel 32 |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN----------
----------AND NO/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book3479 , Page 303, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

JOSEPH R. DEMAREST and wife, SONJA R. DEMAREST, hereinafter called the Grantors,
*have this day bargained and sold, and do hereby transfer and convey unto the said*
GERALD A. KIRBY and wife, EDNA R. KIRBY, as tenants by the entirety, hereinafter called the Grantees,
*(successors), heirs and assigns,*
*certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Linden Grove, as of record in Book 1835, Page 89, Register's Office for said County.

Said Lot No. 8 fronts 245 feet on the north side of Ewing Lane and runs back 188.7 feet on the west line and 204.4 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 255.2 feet.

BEING the same property conveyed to Joseph R. Demarest and wife, Sonja R. Demarest, by deed from Dewey Q. Smith and wife, Martha E. Smith, of record in Book 4216, Page 112, Register's Office for Davidson County, Tennessee.

**This is improved property, known as 215 Ewing Lane, Nashville, Tennessee.**

**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.** AS HEREIN PROVIDED.

**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 whomsoever.**
**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 on this, the** 18th **day of** August **, 19**75.

Joseph R. Demarest
(JOSEPH R. DEMAREST)

Sonja R. Demarest
(SONJA R. DEMAREST)

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STATE OF TENNESSEE }
COUNTY OF ~~SUMNER~~ Davidson }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* JOSEPH R. DEMAREST and wife, SONJA R. DEMAREST

*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* Madison, ~~Hendersonville~~ Tennessee, *this* 18th *day of* August, 1975.

*Commission expires* 5-5-79

James R. Lasenburg
Notary Public

STATE OF TENNESSEE }
COUNTY OF }

*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*.....

.....*Notary Public*

*Commission expires* .....

STATE OF TENNESSEE Davidson
COUNTY OF ~~Sumner~~ The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 18th day of August 19 75

Affiant

My commission expires: 5-5-79 (Affix Seal)

Notary Public

| | | | | | |
|---|---|---|---|---|---|
| AUG 20 75 | CONV | 31,000.00 | | | |
| AUG 20 75 | S'TAX | | A* | 80.60 | |
| AUG 20 75 | PR'FEE | | A* | .50 | |
| AUG 20 75 | W'DEED | | A* | 4.00 | * 85.10 |

**WARRANTY DEED**

FROM
JOSEPH R. DEMAREST, ET UX

TO
GERALD A. KIRBY, ET UX

D 12017

IDENTIF. REFERENCE

AUG 20 11 12 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989