THIS INSTRUMENT WAS PREPARED BY
RAYMOND H. DARROW, ATTORNEY
SUITE 304
501 UNION ST.
NASHVILLE, TENN.

WARRANTY DEED

BOOK 4979 PAGE 393

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray Ankenbauer	Fidelity Federal Savings & Loan	17-68
(NAME:) Route 3, Union Hill Rd.	(NAME:) Box 2588	10D-3200
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Nashville, Tenn. 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------

----------($10.00)----------*DOLLARS*
cash in hand paid by Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer have assumed and agree to pay the unpaid balance of an original indebtedness of $12,900.00, secured by deed of trust of record in Book 4795, page 108, Register's Office for Davidson County, Tennessee, and for a further consideration the said Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer have assumed and agree to pay the unpaid balance of a second deed of trust of an original indebtedness of $4,812.84, of record in Book 4879, page 985, Register's Office for said County,

We, Larry E. Kirby and wife, Janice A. Kirby,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer

theirs .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, November, 1946, as follows:
Beginning on the southerly margin of Union Hill Road at a stake at old stump in the easterly line of the Roy Talley tract; thence with the southerly margin of said road, south 86 3/4° east 160 feet; thence south 4° west 802 feet to the northerly line of the Ike Cuffman tract; thence with said line, north 82 3/4° west 160.4 feet to a stake at old stump in the easterly line of said Talley tract; thence with said line, north 4° east 791 feet to the beginning, containing 2.92 acres.

Being the same property conveyed to Larry E. Kirby and wife, Janice A. Kirby, by deed from Johnnie Allen, as of record in Book 4795, page 106, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,698.20

Subscribed and sworn to before me, this the 12th day of December 19 75

Bobby Ray Ankenbauer
Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

TENN. DAVID

This is unimproved ( ) improved (X) property, known as Route 3, Union Hill Road Goodlettsville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer *their heirs and assigns, forever.*

And we *do covenant with the said* Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer *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.*

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* Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th *day of* December, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Barry E. Kirby

Janice L. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary W. Ackerman, a Notary Public in and for said County and State, the within named Larry E. Kirby and wife, Janice A. Kirby

the bargainors, 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, Tennessee, this 12th day of December, 1975.

Mary W. Ackerman, Notary Public.

Commission Expires 2/8/78

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

TO

D 2 8 2 1 5

IDENTIF. REFERENCE

DEC 15 10 12 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

DEC 15 75	CONV	13,698.20			
DEC 15 75	S'TAX		B*	35.62	
DEC 15 75	PR'FEE		B*	.50	
DEC 15 75	W'DEED		B*	8.00	* 44.12