This Instrument Prepared By:
DAVID B. HERBERT
Kelley, Herbert & Crawford
3rd Floor, L & C Tower

BOOK 5163 PAGE 120

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102 -7-72	Mr/Mrs Robert W. Kirby	Mortgage Corp. of South P.O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-8711	6545 Upton Lane	96222
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

DAVID MORGAN GOOD AND WIFE, CAROLYN B. GOOD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT WAYNE KIRBY and wife, PEGGY O. KIRBY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 68 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91.

Said lot fronts 81.38 feet on the southwesterly side of Upton Lane and extends back 198.14 feet on the northwesterly line and 162.21 feet on the southeasterly line, to a dead line in the rear measuring 68.62 feet thereon.

Being the same property conveyed to David Morgan Good and wife, Carolyn B. Good, by deed from Gotchie Jim Tummins and wife, Zula Mae Tummins, as of record in Book 4377, page 836.

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., Except for 1977 taxes which have been prorated and assumed by Grantees.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14 day of June, 19 77

David Morgan Good

Carolyn B. Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

David Morgan Good and wife, Carolyn B. Good

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, Tennessee, this, the 14th day of June, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E 10788

WARRANTY DEED

FROM

DAVID GOOD AND WIFE

TO

ROBERT WAYNE KIRBY AND WIFE

IDENTIFICATION REFERENCE

JUN 23 1 31 PM '77

REGISTER DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

JUN23		CONV	40,750.00		
JUN23	77	STAX		B*	105.82
JUN23	77	PRFEE		B*	.50
JUN23	77	RCLEG		B*	4.00 * 110.32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public