WARRANTY DEED

BOOK 5226 PAGE 443

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,596.06

x James E. Kirby, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 77

Notary Public

MY COMMISSION EXPIRES: 5-18-80

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTORNEYS, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. KIRBY, JR. (NAME)	THOMAS & HILL, INC. (NAME)	Map 75-8
549 ST. PAUL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 1833 (STREET ADDRESS)	parcel - 99
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	CHARLESTON, WEST VA. 23527 (CITY) (STATE) (ZIP)	

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, JOHN P. SOUSA AND WIFE, HATTIE P. SOUSA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. KIRBY, JR. AND WIFE, SHERRY 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. 357 ON THE PLAN OF TULIP GROVE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 4460, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. SOUSA AND WIFE, HATTIE P. SOUSA BY DEED FROM HAROLD G. ROBINSON AND WIFE, BRENDA J. ROBINSON, AS OF RECORD IN BOOK 5110, PAGE 390, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4584, PAGE 519, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 549 ST. PAUL DRIVE, HERMITAGE, TN. 37076
(House Number) (Street) (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 OUR hand S this 18th day of NOVEMBER, 19 77

John P. Sousa

Hattie P. Sousa

BOOK 5226 PAGE 444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN P. SOUSA AND WIFE, HATTIE P. SOUSA

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, TN. this 1st day of NOVEMBER, 1977

Commission Expires 5-18-81

Notary Public.

STATE OF
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 purpose 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

E 38644

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IDENTIF. REFERENCE

Nov 25 10 26 AM '77

NOV25 77	CONV	40,596.0		
NOV25 77	S'TAX		B* 105.56	
NOV25 77	PR'FEE		B* .50	
NOV25 77	W'DEED		B* 4.00	* 110.06

WARRANTY DEED

FROM
JOHN P. SOUSA ET UX

TO
JAMES E. KIRBY, JR. ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York