BOOK 5227 PAGE 999

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

James W. Barrett
Affiant

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

David Rizor
Notary Public

MY COMMISSION EXPIRES: May 29 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David Rizor, 500 Dickerson Road, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G&F Construction (NAME)	same (NAME)	52-2-142
304 Tyler Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(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, Howard D. Kirby and wife, Carolyn Gayle Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G&F Construction Co.

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 the west 300 feet of Lot No. 25 and east 35 feet of Lot No. 26 of Block B on the REvised Plan of Rainbow terraceSubdivision, of record in Book 1130, page 85, Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 65 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Howard D. Kirby and wife Caroly Kirby by deed from Walter E. Steele and wife Mary Alice Steele of record in book 4509 page 913 Registers Office of Davidson County, Tennessee.

It is understood and agreed that this conveyance is made subject to a first mortgage with Lomas and Nettleton in the amount of $8,550.10 and a second mortgage with the Bank of Goodlettsville in the amount of 4,486.34 as recorded in the register's office of Davidson County, Tennessee, Book 4509 page 915 and 5207 page 52 for the former, Book 5147 page 858 for the latter.

This is unimproved ( ) improved (X) property, known as 712 Cheryl Avenue, Madison, TN 37115
(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

Howard D Kirby Carolyn Gayle Kirby

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CONT'D NEXT PAGE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, David Rizor, a Notary Public in and for said County and State, the within named Howard D. Kirby and wife Carolyn Kirby

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 18th day of November 1977.

Commission expires May 29, 1980

David Rizor
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

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WARRANTY DEED

FROM Howard D. Kirby and wife Carolyn Kirby

TO G&F Construction Co.

E 39297.

IDENTIF. REFERENCE

Nov 30 12 30 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 30 77	CONV	16,000.00				
NOV 30 77	S'TAX		B*	41.60		
NOV 30 77	PR'FEE		B*	.50		
NOV 30 77	W'DEED		B*	4.00	*	46.10