This form furnished by Sumner County Title Co.

BOOK 5287 PAGE 26

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1976

Notary Public

MY COMMISSION EXPIRES: 8-10-77

(AFFIX SEAL)

DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Curtis M. Lincoln, Attorney at Law, Hendersonville, TN
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOAN HUNTER (NAME)	Same (NAME)	174-Pt. of 69
323 Forrest Park Drive Robin Hood Apts. B5-A5 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (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, ~~XXX~~ I, JAMES H. KIRBY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN HUNTER

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:

In the Fifth Civil District of Davidson County, Tennessee, more particularly described as BEGINNING at a point in the easterly margin of Pettus Road, the common corners of property owned by Ledbetter and property described herein; thence along the easterly margin of Pettus Road, North 5 degrees 10' East 300, more or less, feet to an iron pin; thence south 88 degrees 51' east 365.85 feet to an iron; thence south 44 degrees 49' east 664.25 feet to an iron pin; thence north 89 degrees 00' west 549.70 feet to an iron pin and the common corner of Purol and Ledbetter's property; thence along said fence north 15 degrees 10' west 307 feet to an iron pin; thence south 82 degrees 10' west 301.7 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to James H. Kirby, Jr. by deed from Charles Ray Petty, of record in Book 4978, page 27, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as Pettus Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

NOTARY PUBLIC CURTIS M. LINCOLN DAVIDSON COUNTY STATE OF TENNESSEE

Witness my hand this 1st day of February, 1976

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James H. Kirby, Jr.

Shirley A. Kirby

STATE OF TENNESSEE
County of Davidson

BOOK 5287 PAGE 27

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Kirby, Jr. & wf Shirley Kirby

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February 1978.

Commission expires 7-19-81

Curtis M. Lincoln
Notary Public

STATE OF TENNESSEE
County of _____

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

WARRANTY DEED

FROM James H Kirby Jr

TO Joan Hunter
P.O. Box 558
Gallatin, Tenn.

E 66004

IDENTIF. REFERENCE

MAY 18 8 45 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

MAY 18 78	CONV	19,500.00			
MAY 18 78	S'TAX		B*	50.70	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 55.20