PREPARED BY:
James L. Smith, Atty., 140 N. Main St., Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 5491 PAGE 471

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fred Kirby, et us | SAME | 82-2-4 |
| (NAME:) | (NAME:) | |
| 1021 Whites Creek Pike | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37207 | | |
| (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 Fred Kirby and wife, Betty C. Kirby, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Linda J. P. Hendricks, et vir, Charles L. Hendricks, Sr.,

*have bargained and sold, and by these presents do transfer and convey unto the said* Fred Kirby and wife, Betty C. Kirby, their

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

Two tracts of land located in the 12th Civil District Annexed of Davidson County, Tennessee, and described as follows:

TRACT NO. 1. Being the northerly part of Lot No. 18 on the Map of the subdivision of the lands of Mary R. Brown Heirs, as of record in Book 314, pages 540 and 541, R.O.D.C., described according to a survey made by Lewis D. Justice, Surveyor, August 16, 1944, as follows:

Beginning on the northeasterly margin of Whites Creek Pike at the northwest corner of the property conveyed to Maurice Berkovitz and wife, by deed from Joe Kornman and wife, of record in Book 1302, page 92, said Register's Office; thence with said Pike northwardly 70.3 feet to the southerly margin of a 40 foot unnamed street (later called Huff Ave.); thence with said street, easterly 118 feet to another corner of said Berkovitz property; then-e with northerly line of same, westerly 86.3 feet to the beginning.

TRACT NO. 2. Being a tract of land lying adjacent to and north of Tract 1 above and described as follows:

Beginning on the northeast margin of Whites Creek Pike at the northwest corner of the property conveyed to Shirley May Nation as of record in Book 4821, page 232, R.O.D.C.; thence northerly with the margin of Whites Creek Pike 27 feet, more or less to a point; thence easterly and parallel with Nation's original north line 137 feet more or less to a point; thence southerly 20 feet to Nation's easterly corner; thence with Nation's north line westerly 118 feet to the point of beginning. (OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 19 79

Notary Public

My commission expires April 17, 1983

(Affix Seal)

(CONTINUED)
Being the same property conveyed to Linda J. P. Hendricks by deed from Shirley May Nation of record in Book 5302, page 631, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE made subject to any easements retained by the Metropolitan Government of Nashville and Davidson County.

unimproved ( )
This is improved ( ) property, known as 1021 Whites Creek Pike, Nashville, TN 37207
(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* Fred Kirby and wife, Betty C. Kirby, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Fred Kirby and wife, Betty C. Kirby, *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, Linda J. P. Hendricks et vir, Charles L. Hendricks, Sr., *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred Kirby and wife, Betty C. Kirby, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* hands *this* 5th *day of* August, *19* 79., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda J. P. Hendricks

Charles L. Hendricks, Sr.

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* James L. Butler, *a Notary Public in and for said County and State, the within named* Linda J. P. Hendricks, et vir, Charles L. Hendricks, Sr.,

*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* 21st *day of* August, *19*79.

James L. Butler, *Notary Public.*

*Commission Expires* 7-29-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*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

LINDA J. P. HENDRICKS, ET VIR

FRED KIRBY, ET UX

TO

F.4 9 4 2 9

IDENTIF. REFERENCE

AUG 31 9 49 AM '78

FELIX A. MACE II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Madison Title Company**

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

**Chicago Title Insurance Company**

CHICAGO, ILLINOIS

BOOK 5491 PAGE 474

8335

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5491 PAGE 475

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 10000.00- CO | |
| | | | 26.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 38.50- |
| 8335A | 08/31/79 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49429

IDENTIF. REFERENCE

Aug 31 9 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708718