THIS INSTRUMENT PREPARED BY: [redacted]
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD D. KIRBY ET UX (NAME:)	SAME (NAME:)	43 - 14
~~639 Old Hickory Blvd.~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 18
Madison, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5583 PAGE 690

For and in Consideration of the sum of ------Ten and No/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ELDON L. KIRBY and wife, POLLY KIRBY, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* HOWARD D. KIRBY and wife, DEBORAH S. KIRBY, hereinafter referred to as 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. 30 on the Map of B. F. Bixler's Plan of Lots, not of record, and described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, the common corner of Lots 29 and 30; thence with the line between said lots, northwardly 200 feet to the common corner of Lots 41 and 42; thence with the line between Lots 30 and 42, eastwardly 100 feet to a point, the common corner of Lots 31 and 43; thence with the line between Lots 30 and 31, southwardly 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, westwardly 100 feet to the beginning.

BEING the same property conveyed to Eldon L. Kirby and wife, Mary N. Kirby, by deed from Hardy A. Youngblood and wife, Edith L. Youngblood, as of record in Book 2296, page 187, Register's Office for Davidson County, Tennessee. and Mary N. Kirby having died February 8, 1977, the said property vested in Eldon L. Kirby after which Eldon L. Kirby married Polly Kirby who joins in this deed.
This conveyance is subject to an easement retained for the use and benefit of Hardy A. Youngblood and wife, Edith L. Youngblood, their heirs and assigns, of record in Book 2296, page 187, Register's Office for Davidson County, Tennessee, said easement being as follows: An easement 20 feet wide, running along the westerly margin of the property herein conveyed, for a roadway. This reservation shall remain in force only until such time as the unnamed street, located 200 feet north of the rear boundary of the lot herein described, is improved.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 21st day of March, 19 80

Affiant

My commission expires: 2-14-81

(Affix Seal)

Notary Public

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ( )
This is improved ( ) property, known as ..... (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 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.*

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.*

Witness our *hand* s *this* 21st *day of* March, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eldon L Kirby
ELDON L. KIRBY

POLLY KIRBY

Polly Kirby

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* ELDON L. KIRBY and wife, POLLY 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 Goodlettsville, *Tennessee, this* 21st *day of* March, *19* 80.

Notary Public.

Commission Expires 2-14-81.

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

ELDON L. KIRBY ET UX,

POLLY KIRBY

TO

HOWARD D. KIRBY ET UX,

DEBORAH S. KIRBY

F-8246

IDENTIF. REFERENCE

MAR 27 2 07 PM '80

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

269 FEE $4.50 CHECK

BOOK 5583 PAGE 693

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5583 PAGE 694

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			12.00 MORTG	
			CHECK	64.50-
0269A03/27/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82446

IDENTIFICATION REFERENCE

MAR 27 2 07 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 749298