BOOK 5594 PAGE 107

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

James A. Ives
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April, 19 80

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: July 11, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ives, et ux (NAME)	SAME (NAME)	159
1281 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#37
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7D-37810

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 R. W. Kirby and wife, Eleanor O. Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ives and wife, Nancy B. Ives

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:

Land in the 7th Civil District of Davidson County, Tennessee, described according to a survey made April 30, 1965, by J. R. Wauford & Co., Engineer, (Job No. 65-023) as follows:

Beginning in the center of Old Hickory Boulevard at a railroad spike set at the northwesterly corner of the property conveyed to Walter Bowie, by deed from Arnold W. Rigdon and wife, of record in Book 3104, page 445, Register's Office for said County; thence, with the center line of Old Hickory Boulevard, south 75° 33' east 178.9 feet to a bottlecap at the beginning of a curve to the left, having a radius of 1,830 feet; thence eastwardly with said curve 277 feet to a bottlecap at the approximate center of a concrete box culvert; thence, leaving Old Hickory Boulevard and generally following a branch, south 25° 18' west 401.73 feet to an iron pin in the center line of Vaughn Road; thence, with said center line north 46° 11' west 109.7 feet to an iron pin at a break in said Road; thence, continuing with said center line, north 57° 56' west 360 feet to an iron pin; thence, along the easterly line of the E. E. Estes property and partially along a fence, north 30° 11' east 218.26 feet to the beginning, containing 3.11 acres, more or less.

Being the same property conveyed to R. W. Kirby and wife, Eleanor O. Kirby by deed from Joseph E. Stark and wife, of record in Book 4274, page 249, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1281 Old Hickory Boulevard, Nashville, Tennessee 37207
(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 21st day of April, 19 80

R. W. Kirby

Eleanor O. Kirby

STATE OF TENNESSEE
Davidson County

BOOK 5594 PAGE 408

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. W. Kirby and Eleanor O. Kirby

the bargainors, 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 April, 1980

Commission expires July 11, 1981

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

WARRANTY DEED

FROM

R. W. Kirby, et ux

TO

James A. Ives, et ux

F-86476

IDENTIF. REFERENCE

APR 24 2 15 PM '80

FELIX Z. WISDOM II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5594 PAGE 409

FOR _____

CD - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PROBS - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			87500.00-	CO
			227.50	CO TX
			.50	PROBS
			6.00	WDEED
				CHECK 234.00-
			5319A04/24/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.86476

IDENTIF. REFERENCE

APR 24 2 16 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 754149