FORM NO. WD-1

3079 08/15 1983

BOOK 6116 PAGE 164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

58,000.00
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST 19 83

Notary Public

MY COMMISSION EXPIRES: 4-19-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Kirby (NAME)	Engel Mortgage Company, Inc. (NAME)	87
6246 New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	14.00
Hermitage, TN. 37076 (CITY) (STATE) (ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	4D-17315

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, C.T. Duley, Jr. et ux Teresa R. Duley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Kirby and Patricia Ann Kirby, as tenants by the entirety.

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 part of Lot No. 8 on The Plan of the Lands of Moses T. Brooks, Deceased, Minute Book "H", Page 590, County Court as property described in Book 4364, Page 619, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated June 21, 1983 as follows: BEGINNING at a spike in the center of New Hope Road at the NE corner of this tract and the SE corner of Andy T. Kent property as of record in 1404, Page 404; thence along the center of said Road S 8 deg. 38 min. E. 86.1 feet to a spike; thence S 6 deg. 34 min. E 86.0 feet to a spike at the SE corner of this tract; thence leaving said center line of said road N 88 deg. 07 min. W 25.0 feet to the approximate Right-of-Way of said Road and also being the NE corner of Thomas W. Elder's Property as of record in Book 4039, Page 255; thence with Elder's North line N 88 deg. 07 min. W 303.9 feet to an iron pin; thence N 7 deg. 49 min. E 23.2 feet to a point at the SE corner of B.K. Binkley's Property; thence along a fence line with said Binkley property N 7 deg. 49 min. E 152.7 feet to an iron pin at the SW corner of Andy T. Kent property; thence along the line with said Kent Property S 87 deg. 04 min. E 282.5 feet to the beginning, and containing 1.2 acres, more or less.

BEING the same property conveyed to C. T. Duley, Jr. and wife, Teresa R. Duley by deed from Monty Mires and Martin B. Cummings of record in Book 5262, Page 245, said Register's Office.

THIS conveyance is made subject to any and all easements of record, said Register's Office.

This is unimproved ( ) This is improved (XX) property known as 6246 New Hope Road, Hermitage, TN. 37076
(House Number) (Street) (P O Address) (City or Town) (State, 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 unincumbered 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 8th. day of August, 1983

C.T. Duley, Jr.

Teresa R. Duley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C.T. Duley, Jr. et ux Teresa R. Duley

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 8TH day of AUGUST, 83 19

Commission expires 4-19-87

Cynthia [illegible]
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
C.T. Duley, Jr.

TO
Ronald L. Kirby

H67180

IDENTIF. REFERENCE

AUG 15 2 46 PM '83

FELIX Z. WILLCUTT REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -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
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58000.00- CO	
			150.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
9879A	08/15/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 7 1 8 0

IDENTIF. REFERENCE

AUG 15 2 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971400