# WARRANTY DEED

BOOK 6306 PAGE 905

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF May, 19 84

Notary Public

MY COMMISSION EXPIRES: October 29, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES HOWARD KIRBY (NAME) | CITY FEDERAL SAVINGS & LOAN ASSN. (NAME) | 26-16 |
| 2449 Mansker Drive (STREET ADDRESS OR ROUTE NUMBER) | 1141 East Jersey Street (STREET ADDRESS) | 47 |
| Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP) | Elizabeth, New Jersey 07201 (CITY) (STATE) (ZIP) | 10D 44200 |

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 HARRIETTE E. BASS TUGGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES HOWARD KIRBY and wife, JEANNE R. KIRBY

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 Lot No. 70 on the Plan of Mansker Meadows, Section 3, of record in Book 2900, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Harriette E. Bass partly deed from Porter W. Bass, Jr. and Harriette E. Bass, of record in Book 5797, page 697, and partly by deed from Melvin Arnold and wife, Helen Arnold, of record in Book 4482, page 825, Register's Office for Davidson County, Tennessee.

Bill E. Tuggle, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest he may have in the said property.

I 2 6 4 5 0

IDENTIF. REFERENCE

JUN 4 10 54 AM '84

FEE & TAX REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 2449 Mansker Drive, Madison, Tennessee 37115
(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 29th day of May, 19 84

Harriette E. Bass Tuggle
HARRIETTE E. BASS TUGGLE

Bill E. Tuggle
BILL E. TUGGLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriette E. Bass Tuggle and Bill E. Tuggle

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 Goodlettsville, Tennessee, this 29th day of May, 19 84

Douglas R Berry, Notary Public.

Commission Expires October 19, 1986

STATE OF _____
_____ 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 purpose 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

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

## OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6306 PAGE 907

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 71900.00- | AMT. |
| | | | 186.94 | STAX |
| | | | .50 | RFEE |
| | | | 6.00 | MDEED |
| | | | | CHECK 193.44- |
| | | | 1765A06/04/84 DOL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12:6 4:50

IDENTIF. REFERENCE

JUN 4 10 54 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041155