THIS INSTRUMENT PREPARED BY: mail Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

3968

WARRANTY DEED

BOOK 6597 PAGE 6

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lemon Kirby, ETUX 6535 Clarksville Hwy Joelton, Tn. 37080	Same as new owner	Map 14 Parcel 116 14D-03500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVELYN L. HUNNICUTT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said LEMON KIRBY and wife, PEGGY A. KIRBY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows:

BEGINNING at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 500.53 feet, more or less, from William's corner; said point also being located 371.22 feet, more or less, in an easterly direction from the center line of Harper Road; thence leaving said Clarksville Highway North 16° 31' East 232.72 feet to an iron pin; thence South 71° 9' 15" East 180 feet, more or less, to a point; thence South 13° 47' 10" West 281.71 feet to a point in the northerly margin of Clarksville Highway; thence along the said margin of said Highway and in a westerly direction 200.25 feet, more or less, to the point of beginning, containing 1.10 acres, more or less.

TRACT 2: Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows:

BEGINNING at an iron pin in the northerly margin of Clarksville Highway, said point being William's corner; thence along the said margin of said Highway and in a westerly direction 300.28 feet, more or less, to a point; thence leaving said Highway, North 13° 47' 10" East 281.71 feet to a point; thence South 76° 32' 38" East 290.23 feet, more or less, to an iron pin in William's line; thence along William's line South 13° 56' 34" West 363.77 feet to the point of beginning, contianing 2.15 acres, more or less.

Being the same property conveyed to Fred B. Hunnicutt and wife, Evelyn L. Hunnicutt, by deed from Ersie H. Green and

wife, Lois S. Green, of record in Book 4359, page 494, Register's Office, Davidson County, Tennessee. The said Fred B. Hunnicutt having since died, property now vests solely in Evelyn L. Hunnicutt as surviving tenant by the entirety.

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 the GRANTOR, does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except 1985 State & County taxes, a lien, but not due and payable, prorated and assumed in full by the Grantees.

And the GRANTOR, does further covenant and bind herself, her, 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 her hand on this the 28th day of June, 1985.

Evelyn L. Hunnicutt
EVELYN L. HUNNICUTT

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 EVELYN L. HUNNICUTT, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th day of June, 1985.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Lemeon Kirby
Affiant

Sworn to and subscribed before me, this the 28th day of June, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-9-88

DIANNE M. CATLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 1:7 7:4:7

IDENTIF. REFERENCE

Jul 2 10 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6597 PAGE 9

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
			47500.00- CONT.	
			123.50 CSTAX.	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 133.00-	
			3988A07/02/85 BAL .00	

--- RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 7 7 4 7

IDENTIF. REFERENCE

Jul 2 10 26 AM '85

FELIX Z. WILSON II, Registra
DAVIDSON COUNTY, TN

No. 150282