THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6763 PAGE 654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HUDSON PROPERTIES, INC. (NAME)	SAME (NAME)	Map 82-3
4014 Dorcas Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 359
Nashville, Tn. 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100---------- ($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARLAND L. KIRBY, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said* HUDSON PROPERTIES, INC., hereinafter referred to as Grantee, its *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 in the Philip Alwill's Addition, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet in the south side of Mansfield Avenue and runs back between parallel lines 170 feet to a 12-foot alley.

Being the same property conveyed to Garland L. Kirby and wife, Emma D. Kirby, by deed of record in Book 3102, page 24, Register's Office for Davidson County, Tennessee; the said Emma D. Kirby having since died, the property vests solely in Garland L. Kirby.

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 15th day of January 19 86

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 940 Mansfield Avenue, Nashville, TN 37206 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* January, 19 86 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GARLAND L. KIRBY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* GARLAND L. KIRBY

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee this* 13th *day of* January, *19* 86

Evelyn D. Knight *Notary Public*

Commission expires 3/8/89

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

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

FELIX Z. WILSON, CLERK & MASTER
DAVIDSON COUNTY, TN

JAN 16 11 43 AM '86

IDENTIFY REFERENCE

-1 1 1 3 6 9

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6763 PAGE 653

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

20[illegible].00- CAPIT.
52.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 58.50-
6432AD1/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69311

IDENTIFICATION REFERENCE

JAN 16 11 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211173