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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Thomas E. Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1986.

Notary Public

MY COMMISSION EXPIRES: 7/28/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark H. Anderson; 2134 Fairfax Avenue, E-12; Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Kirby (NAME)	same (NAME)	120-1-59
617 Baton Rouge Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2DA-56040
Hermitage, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, A & A Engineers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Kirby and wife, Laura 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Miro Meadows, First Addition, as of record in Book 1424, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 70 feet on the South side of Catina Drive and runs back between lines 265 feet on the West line and 256.8 feet on the East line to a dead line in the rear on which it measures 71.2 feet.

Being the same property conveyed to A & A Engineers, Inc. by deed from Brady T. Wyatt and wife, Betty J. Wyatt, of record in Book 4791, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record.

IDENTIFICATION REFERENCE

RECEIVED
MAY 9 3 14 PM '86
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 1217 Catina Drive, Nashville, TN
(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 hands this 9th day of May, 1986

Howard W. Anderson
A & A Engineers, Inc. by
Howard W. Anderson, President

George Anton
A & A Engineers, Inc. by
George Anton, Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard W. Anderson and George Anton (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Vice President respectively of the A & A Engineers, Inc. the within named bargainor, a corporation, and that (he) as such President and Vice President (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Howard W. Anderson as such President, and attesting the same by the said George Anton as such Vice President.

Witness my hand and official seal at office at Nashville, TN on this the 9th day of May 19 86

My commission expires 7/18/87

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

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

RECEIVED OF _____

FOR _____

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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
			44000.00- CAMT.	
			114.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.90-	
			2395A05/09/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99367

IDENTIFICATION REFERENCE

MAY 9 3 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246261