BOOK 6937 PAGE 130

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$60,000.00 Patricia L. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1986

M. Kelly Fisher
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 10, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATSI B. GREGORY, ATTORNEY, 2 International Plaza Dr., S-406, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Davis, Jr. et ux (NAME)	Same (NAME)	14-116
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14D 03500
(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, Lemon Kirby and wife, Peggy A. Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Davis, Jr. and wife, Patricia L. Davis

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BEING MADE A PART HEREOF

The grantors herein, Lemon Kirby and wife, Peggy A. Kirby, do acknowledge that this conveyance includes all heating, air conditioning, electrical, plumbing and other fixtures; and further do hereby sell, assign, transfer, set over and convey unto the grantees herein, Robert B. Davis, Jr. and wife, Patricia L. Davis, all warranties and guarantees from contractors, sub-contractors, suppliers, manufactures and/or distributors, if any; relating to the construction and/or maintenance of any improvements or fixtures, or other articles of personal property located in or on the real property transferred hereby.

This is unimproved ( ) improved (XXX) property, known as 6796 Clarksville Highway Joelton, 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 1st day of August, 1986

Lemon Kirby

Peggy A. Kirby

08/01 177.50 CHECK

527

STATE OF TENNESSEE
Davidson County

BOOK 6937 PAGE 131

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lemon Kirby and wife, Peggy A. Kirby

the bargainor S, 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 Joelton, Tennessee, this 1st day of August 19 86

Commission expires ~~My Commission Expires Jan. 10, 1989~~

M. Kelly Fish Jr.
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

TO

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 degrees 31' East 232.72 feet to an iron pin; thence South 71 degrees 9' 15" East 180 feet, more or less, to a point; thence South 13 degrees 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, formaly 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 degrees 47' 10" East 281.71 feet to a point; thence South 76 degrees 32' 38" East 290.23 feet, more or less, to an iron pin in William's line; thence along William's line South 13 degrees 56' 34" West 363.77 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Lemon Kirby and wife, Peggy A. Kirby, by deed of record in Book 6597, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions of record in said Register's Office.

27424

IDENTIFICATION REFERENCE

AUG 1 1 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6937 PAGE 133
133

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
			60000.00- CANT.	
			168.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 177.50-	
			527|A08/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27424

IDENTIFICATION REFERENCE

AUG 1 1 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278477