Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John S. Kirby
704 Yoest Circle
Antioch, TN 37013

MORTGAGEE:
Bailey Mortgage Company

200 S. Lamar
Jackson, MS 39215-1389

MAP-PARCEL NUMBERS:
MAP 162-11
PAR 30
5DU-77315

WARRANTY DEED

BOOK 7305 PAGE 154

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bluegrass Homes, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John S. Kirby and wife, Connie B. Kirby hereinafter called the Grantee, Grantee's 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. 94 on the plan of Section 5, Whittemore Valley, of record in Book 6250, page 904, Register's Office for said County.

SAID Lot No. 94 fronts 67.34 feet on the broken, easterly margin of Yoest Circle and extends back 170.32 feet on the northerly line and 140.89 feet on the southerly line to a dead line in the rear, measuring 72.48 feet thereon.

Being a portion of the same property conveyed to Bluegrass Homes, Inc. by deed from B & P Developments, a partnership composed of Frank C. Batson and David H. Parker of record in Book 7014, page 106, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

48748.
IDENTIFICATION REFERENCE
JUL 24 9 05 AM '87
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 704 Yoest Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

WNness the execution hereof this 22nd day of July, 19 87

Billy J. Tisdale, President

Bluegrass Homes, Inc.
By:
Neal E. Turner, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Billy J. Tisdale and Neal E. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ themselves to be the President * (or other officer authorized to execute the instrument) of the Bluegrass Homes, Inc., the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself~~ themselves as President and Secretary-Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of July, 19 87.

*and Secretary-Treasurer

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 82,450.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 19 87.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

Bluegrass Homes, Inc.

to:

John S. Kirby and wife, Connie B. Kirby

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26826

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

RECEIVED OF _____

FOR _____

BOOK 7305 PAGE 156

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
			62450.00- CA[illegible].	
			230.[illegible] STAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK [illegible]	
			333/A07/24/87 BAL .10	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.7.4 8.

IDENTIFT REFERENCE

JUL 24 9 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107432