P/O 51-2 10
Am

WARRANTY DEED

BOOK 7343 PAGE 816

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

6 2 1 8 8

IDENTIFICATION REFERENCE

SEP 3 3 23 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

Walter D. Kirby
Affiant

SWORN to and subscribed before me on this the 1st day of September, 1987.

NOTARY PUBLIC

My Commission Expires: [illegible]

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Walter C. Kirby	Same	
115 Chadwell Dr.		
Madison, Tenn. 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WALTER D. KIRBY and wife, ANNIE D. KIRBY,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **WALTER CARROLL KIRBY and wife, HELEN CRISTIANA KIRBY,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Metropolitan Nashville/Davidson County, Tennessee, described as follows:

BEING Lot No. 2 on the Plan of the W. D. Kirby Subdivision of record in Book 6050, Page 334, Register's office of Davidson County, Tennessee being more particularly described in a survey by Howard George and Associates, Project No. 8723, dated June 9, 1987, as follows:

BEGINNING at a concrete monument found on the East right-of-way of Westchester Drive in the Northwest corner of Lot No. 31, Holiday Hills Subdivision, Section 2; thence with said right-of-way along a curve to the left (Delta=15 deg. 08 min.; Radius=401.00 feet; Chord: North 34 deg. 29 min. EAst 105.61 feet) 105.92 feet to a concrete monument found; thence South 63 deg. 18 min. EAst 244.10 feet to a concrete monument found; thence South 6 deg. 55 min. West 199.80 feet to an iron pin found; thence North 49 deg. 01 min. West 124.53 feet to a concrete monument found; thence North 48 deg. 55 min. West 212.00 feet to the beginning, containing 0.93 acres, more or less.

BEING a portion of the same property conveyed to WALTER D. KIRBY and wife, ANNIE D. KIRBY by Deed of record in Book 2024, Page 539, Register's office for Davidson County, TN.

The said property is conveyed subject to a Public Utility and Drainage Easement as shown on the Plat.

This is an improved property known as _____ Westchester Drive, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 15th day of September, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter D. Kirby — Annie D. Kirby

WALTER D. KIRBY — ANNIE D. KIRBY

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WALTER D. KIRBY and wife, ANNIE D. KIRBY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15th day of September, 1987.

_____
NOTARY PUBLIC

My Commission Expires: Jan 23 1988

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7343 PAGE 818

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

30[illegible].00- CAMT.
84.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 90.50-
0024A09/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6218.8.

IDENTIFT REFERENCE

SEP 3 3 23 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 12781