THIS INSTRUMENT PREPARED BY:
Mail: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 7861 PAGE 982

ADDRESS NEW OWNER:
THOMAS E. KIRBY ET UX,
LAURA R. KIRBY
P.O. Box 647
Hermitage TN 37076

MAP/PARCEL NUMBER:

MAP 17
P/O PARCELS 33, 219, 220 & 221
& 225

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Laura R. Kirby
AFFIANT

Subscribed and sworn to me, this the 9th day of June, 1989.

Notary Public
My commission expires: 5-1-92

40094

RECEIVED
JUN 12 8 35 AM '89
FILED & RECORDED

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. KIRBY ET UX, LAURA R. KIRBY, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS 5964 Lickton Pk, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 9TH day of June, 1989.

Charles D. Spurlock
CHARLES D. SPURLOCK

Virginia Faye Spurlock
VIRGINIA FAYE SPURLOCK

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, the within named bargainor, 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 MADISON Tennessee, on this the 9th day of June, 1989.

Louise C. Acuff
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in the 10th Civil District of Davidson County, Tennessee and described as Tract #4 according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

Beginning at an iron pin set, the most southwest of Tract 3 this survey, and being the southeast corner of this tract; thence, N. 82 deg. 26 min. 59 sec. W. 132.00 feet to an iron pin set; thence, N. 89 deg. 12 min 59 sec. W. 168.60 feet to an iron pin set, corner to Tract 5 this survey; thence, with the line of said Tract 5, N. 2 deg. 42 min. 22 sec. E. passing an iron pin set at 20.00 feet, and in all a total 997.10 feet to an iron pin set, corner to said Tract 5; thence, continuing with the line of said Tract 5, S. 81 deg. 45 min. 32 sec. E. 350.80 feet to an iron pin set, corner to said Tract 3 this survey; thence, with the line of said Tract 3, S. 5 deg. 36 min. 34 sec. W. 970.00 feet to the beginning, containing 7.31 acres more or less.

BEING Tract #4 of the same property conveyed to Charles D. Spurlock et ux, Virginia Faye Spurlock by the following deeds of record: Book 4690, page 252, Book 4868, page 866, Book 4868, page 868, and Book 4868, page 870, Register's Office for Davidson County, Tennessee.

3725 06/12 0101 03CHECK 375.80

EXHIBIT 'B'

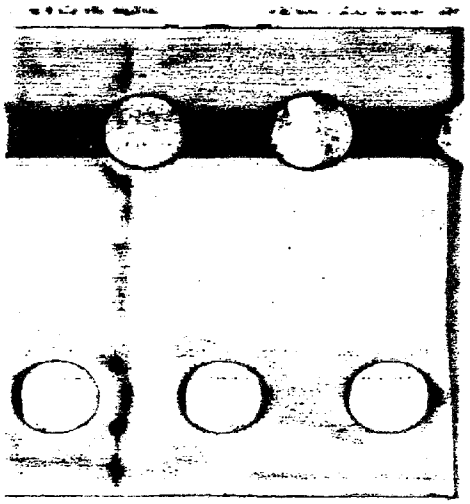
1. Real property taxes for 1989 and all future years.

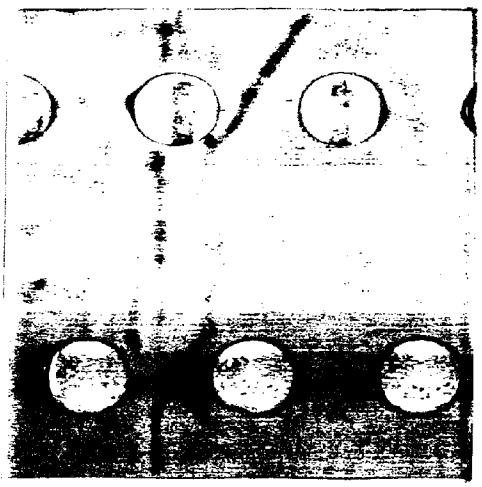
2. Unrecorded easements for roads and utilities, if any.

3. Exceptions as per Survey of Ray G. Cole, Registered Surveyor No. 924, dated March 3, 1988, as revised March 29, 1989, which exceptions include an overhead power line along the southerly portion of the lot; a water line as described by the owner located along the southerly portion of the lot; a 50-foot right-of-way access easement from Lickton Pike and a 10-foot utility easement along the southerly portion of the lot.

4. EASEMENT AND UTILITY DECLARATION, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

5. Easement reserved to Edward Dewey Presley et ux, Hattie Elizabeth Eanes Presley, in Deed of record in Book 4698, page 485, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 985

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
			CAMT	
				111000.00
			CON TX	366.30
			PRFEE	0.50
			WDEED	9.00
			TOTAL	375.80
			CHECK	375.80
06/12/89		01	08:37	0001 3725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

400094

IDENTIFICATION REFERENCE

JUN 12 8 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 218067