BOOK 8290 PAGE 816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 91

Notary Public

MY COMMISSION EXPIRES 2-13-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Kirby (NAME)	Guaranty Trust Company (NAME)	MAP 18-7
304 Carlton Place (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 154
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	GO-20887

FOR AND 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, Carl L. Frensley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Kirby and wife, Robin T. 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:

Being Lot No. 4 on the Plan of Phase Two, Section Four, Charleston Square of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carl L. Frensely, Jr. by Quitclaim Deed from William F. Kirby and wife, Robin T. Kirby of record in Book 8290, Page 814, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

91991

IDENTIF. REFERENCE

FEB 12 [illegible] '91

FEE AMOUNTS COLLECTED FOR DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 304 Carlton Place, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

5835 02/12 0101 03CHECK 323.80

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 my hand this 8th day of February, 19 91

Carl L. Frensley, Jr.

Martha E. Frensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl L. Frensley, Jr.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 19 91

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

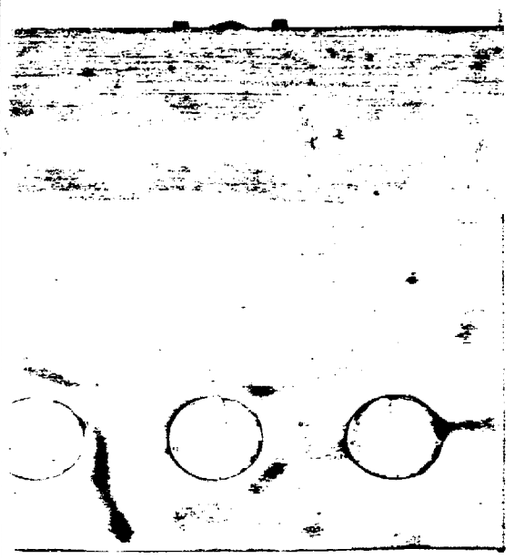
WARRANTY DEED

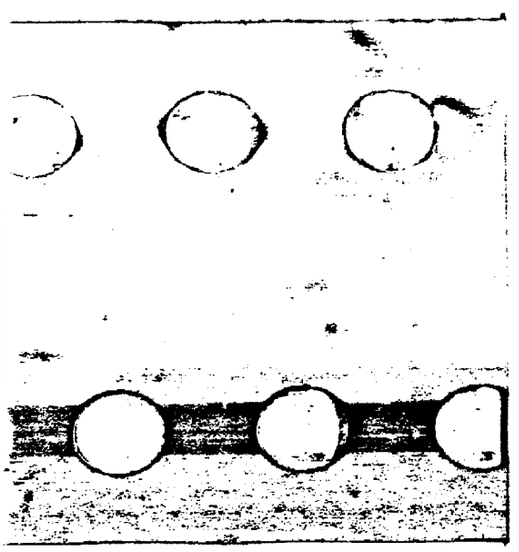
FROM
Carl L. Frensley, Jr.

TO
William F. Kirby and wife, Robin T. Kirby

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8290 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

CAMT	96000.00
CON TX	316.80
PRFEE	1.00
WDEED	6.00
TOTAL	323.80
CHECK	323.80

02/12/91 01 08:31 0001 5835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91991

IDENTIF. REFERENCE

FEB 12 8 32 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 396152