This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8389 PAGE 277

ADDRESS NEW OWNER:
James T. Carbone and Patricia Ann Andrews
3332 Quail Run Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215

MAP AND PARCEL:
MAP 108-12
PARCEL 189
3D-01985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steven Keith Kirby and wife, Lyn B Kirby hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James T. Carbone and Patricia Ann Andrews, unmarried, as tenants in common with right of survivorship, 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. 25 on the Plan of Trailwood, Section 3, of record in Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Steven Keith Kirby and wife, Lyn B. Kirby, by deed from Trailwood Homes, Inc, a Tennessee corporation of record in Book 7168, Page 804, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chemical Mortgage Company of record in Book 7168, Page 807, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

The Plan of record in Book 6900, Page 67, said Register's Office, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the southerly line of said lot.

This is improved property known as 3332 Quail Run Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Carbone and Patricia Ann Andrews, unmarried, their heirs and assigns, forever; and we, Steven Keith Kirby and wife, Lyn B Kirby 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

27,672

TENNESSEE REFERENCE
JUL 2 10 36 AM '91

3021 07/02 0101 03CHECK 361.83

Witness our hands this the 1st day of July, 1991.

Steven Keith Kirby

Lyn B Kirby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven Keith Kirby and wife, Lyn B Kirby the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at , this the 1st day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

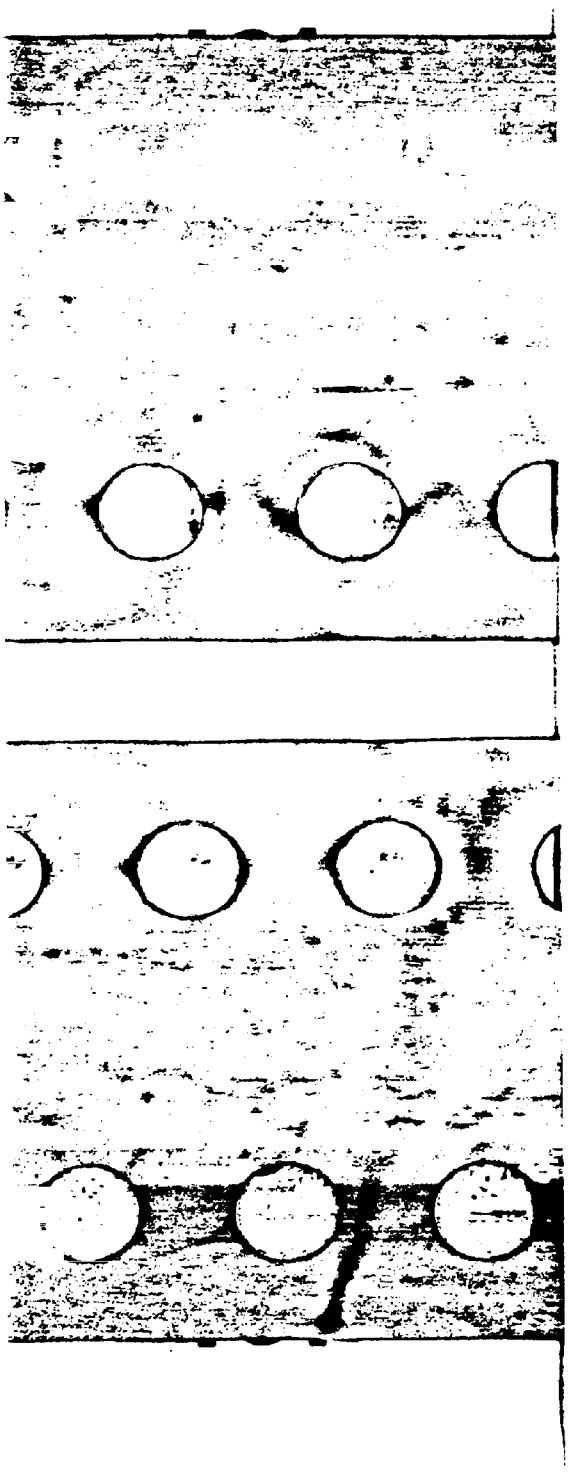
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,911.32.

AFFIANT

Subscribed and sworn to before me this 1st day of July, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 95911.32
CON TX 354.83
PRFEE 1.00
WDEED 6.00
TOTAL 361.83
CHECK 361.83

07/02/91 01 10:38 0001 8021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.6.7.2.

IDENTIFICATION REFERENCE

JUL 2 10 36 AM '91

No. 437086