ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gerald Kirksey and wife, Susan Kirksey	Same	158-11-8
1912 Old Hickory Boulevard		158-11-9
Brentwood, Tennessee 37027		

BOOK 8392 PAGE 542

WARRANTY DEED

For and in consideration of the sum of Two Hundred Forty Two Thousand and 00/100 ($242,000.00) DOLLARS.

Scott B. Thomas and wife, Susan M. Thomas

PICK-UP

JUL 8 9 51 AM '91

TENNESSEE REGISTER'S OFFICE

28852

have bargained and sold, and by these presents do transfer and convey unto the said Gerald Kirksey and wife, Susan Kirksey the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 30 and 31 on the Plan of Forrest Trails, as of record in Book 3700, pages 24, and 25, Register's Office for said County.

Said Lot No. 30 fronts 202.0 feet on the northerly margin of Old Hickory Boulevard and runs back 449.0 feet on the westerly line and 430.9 feet on the easterly line to a dead line in the rear, on which it measures 205.0 feet.

Said Lot No. 31 is described as beginning at an iron stake in the northerly margin of Old Hickory Boulevard and being the southeast corner of said Plan; thence in a westerly direction 25 feet along the northerly margin of Old Hickory Boulevard to a concrete monument; thence leaving Old Hickory Boulevard in a northerly direction along the easterly line of Lot No. 30, 430.9 feet to a concrete monument; thence in a westerly direction along the rear lines of Lot Nos. 30, 29 and 38, 588.5 feet to a concrete monument; thence in a northerly direction along the rear lines of Lot Nos. 21 and 20, 383.1 feet to an iron pin; thence in an easterly direction along the line between Lot Nos. 31 and 32, 499.1 feet to an iron pin; thence in a southerly direction South 3 degrees 18' West 371.40 feet to an iron pin; thence continuing in a southerly direction South 3 degrees 17' West 428.50 feet to an iron pin, being the point of beginning.

This conveyance is subject to a 10 foot easement for public utilities and drainage, 40 foot building setback line from side lines, 75 foot building setback line from rear line, 125 foot building setback line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office for said County, (as to Lot 30), and a 10 foot easement for public utilities and drainage, and a bridle easement along the north, south and west lines of premises, 25 foot access easement along the east line, 40 foot building setback line from side lines, 75 foot building setback line from rear, 125 foot building setback line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office for Davidson County, Tennessee (as to Lot 31).

Being the same property conveyed to Scott B. Thomas and wife, Susan M. Thomas, by deed from Herbert Victor Braren and wife, Nancy H. Braren, of record in Book 7737, page 414, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1912 Old Hickory Boulevard, Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, which 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.

Whenever 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 3rd day of July, 1991.

Scott B. Thomas

Susan M. Thomas

07/08 0101 03CHECK 902.40

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 Scott B. Thomas and wife, Susan M. Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of July, 1991.

Linda Canfield
Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the _____ (officer) of _____, the within named bargainor, a corporation, and that as such _____ (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ___self as _____.

Witness my hand and official seal in Nashville, Tennessee, this _____ day of _____, 1991.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $242,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this
3rd day of July, 1991.

My Commission Expires: 11/27/93

Notary Public Linda Canfield

THIS INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
1005 18th Avenue South
Nashville, Tennessee 37212



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8392 PAGE 544

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 242000.00

CON TX 895.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00

WDEED 6.00

TOTAL 902.40

CHECK 902.40

07/08/91 01 09:53 0001 9411

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IDENTIFICATION REFERENCE

JUL 8 9 51 AM '91

No. 438454