FORM NO WD-1

BOOK 8481 PAGE 713

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,203.68

Robert W. Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 5th DAY OF November 1991

Notary Public

MY COMMISSION EXPIRES: 11-12-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert W. Maples (NAME) | NO MORTGAGE ESCROW (NAME) | Map 61-7 |
| 1053 Gwynn Drive (STREET ADDRESS OR ROUTE NUMBER) | SEND TAX BILLS TO: (STREET ADDRESS) | Parcel 134 |
| Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP) | SAME (CITY) (STATE) (ZIP) | 15DZ 02505 |

FOR AND IN 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 Phillip E. Kirby and wife, Lori Kirby,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Maples,

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:

LAND in Davidson County, Tennessee, being Lot No. 20 of Block "D" on the Plan of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 65 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Phillip E. Kirby and wife, Lori Kirby, by "Wrap Around" Installment Deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 7388, page 275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the balance due on a "Wrap Around" Installment Deed from J. T. Murphree and wife, Winifred Murphree, to Phillip E. Kirby and wife, Lori Kirby, of record in Book 7389, page 275, Register's Office for Davidson County, Tennessee. The "Wrap Around" language in said Installment Deed contained the following language: THIS is a "Wrap Around Conveyance" made subject to a Deed of Trust recorded in Book 6498, page 374, said Register's Office, not assumed by buyers (Grantees) and which sellers (Grantors) agree to pay according to terms therein and said mortgage lien is embraced by and encompassed within the vendors lien herein created.

The legal description was obtained from the last conveyance of record.

The 1991 Metro Realty Taxes have been prorated and assumed by the Buyer.

unimproved ( ) This is improved (XX) property, known as 1053 (House Number) Gwynn Drive (Street) (P.O. Address) Nashville, Tennessee 37216 (City or Town) (Postal Zip)

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 our hand s this 5th day of November, 1991

PHILLIP E. KIRBY

LORI KIRBY

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Phillip E. Kirby and wife, Lori Kirby,

the bargainor s., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 1991.

Commission Expires 11-10-91

James A. Carney
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

PHILLIP E. KIRBY, et ux

TO

ROBERT W. MAPLES

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

60405.

IDENTIFICATION REFERENCE

Nov 7 12 39 PM '91

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

7432 11/07 0101 CHECK 285.24

**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 TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 75203.68 |
| CON TX | 278.24 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 285.24 |
| CHECK | 285.24 |

11/07/91 01 12:41 0001 7432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0405.

IDENTIFI REFERENCE

Nov 7 12 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 474566