| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Joan Marie Stanphill (NAME) | Same (NAME) | 51-2-65.00 |
| 306 Wesichester Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

BOOK 9097 PAGE 624

For and in consideration of the sum of Ten and 00/100 DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby ackowledged, We,

Walter Carroll Kirby and wife, Helen Kristiana Kirby

have bargained and sold, and by these presents do transfer and convey unto the said Joan Marie Stanphill

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 Metropolitan Nashville/Davidson County, Tennessee, described as follows:

BEING Lot No. 2 on the Plan of W.D. Kirby Subdivision of record in Book 6050, Page 334, Register's Office of Davidson County, Tennessee being more particularly described in a survey by Howard George and Associates, Project No. 8723, dated June 9, 1987, as follows:

BEGINNING at a concrete monument found on the East right-of-way of Westchester Drive in the Northwest corner of Lot No. 31, Holiday Hills Subdivision, Section 2; thence with said right-of-way along a curve to the left (Delta=15 deg. 08 min.; Radius=401.00 feet; Chord: North 34 deg. 29 min. East 105.61 feet) 105.92 feet to a concrete monument found; thence South 63 deg. 18 min. East 244.10 feet to a concrete monument found; thence South 55 min. West 199.80 feet to an iron pin found; thence North 49 deg. 01 min. West 124.53 feet to a concrete monument found; thence North 48 deg. 55 min. West 212.00 feet to the beginning, containing 0.93 acres, more or less.

BEING the same property conveyed to Walter Carroll Kirby and wife, Helen Kristiana Kirby by deed from Walter D. Kirby and Anne D. Kirby of record in Book 7343, Page 816, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 93 SEP 30 PM 5 FELIX DAVIDSON COUNTY TN

68519

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )

This is improved (X) property, known as 306 Westchester Drive (House Number) (Street)

Madison, TN 37115 (P.O. Address) (City or Town) (Zip Code)

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.

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 28th day of September 19 93

Walter Carroll Kirby

Helen Christian Kirby

BOOK 9097 PAGE 625

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of Walter Carroll Kirby and wife, Kristiana Kirby, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in Nashville, this 28th day of September, 19 93

Commission expires 3-25-1995 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00

This is equal to or greater than the property would bring at a fall and voluntary sale.

Joan Marie Stanfield

Sworn to and subscribed before me
this 28th day of September, 19 93

My commission expires 3-25-1995 Notary Public _____

EDDY LOWE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Arqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

FROM

TO

1436 09/30 0101 03CHECK 231.0

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072



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

RECEIVED OF _____

FOR _____

BOOK 9097 PAGE 626

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAPT | ~~60000.00~~ |
| | | | CON TX | 222.00 |
| | | | PRFEE | 1.00 |
| | | | MOEED | 8.00 |
| | | | TOTAL | 231.00 |
| | | | CHECK | 231.00 |
| 09/30/93 | 01 | | 09:38 0001 | 1436 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68519
IDENTIF. & REFERENCE

93 SEP 30 AM 9:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 703793