9409

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STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Paul Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kirby (NAME)	Same as new owner (NAME)	MAP 77
917 Spain Ave (ADDRESS)	(ADDRESS)	PARCEL 2
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Connie Lee Johnson Kennedy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Kirby, unmarried

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:

"See Attached Exhibit A"

IDENTIF. & REFERENCE
71973
94 JUL 19 AM 11:09
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as Route 2, Cub Creek Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (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 my hand this 14th day of July 19 94

Connie Lee Johnson Kennedy

Connie Lee Johnson Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Lee Johnson Kennedy, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 1994.

Commission expires _____

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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

"EXHIBIT A"

A tract of land located in the Eighth Civil District of Davidson County, Tennessee, and described according to a survey by G. Barry Greer and Associates dated July 3, 1972, as follows:

BEGINNING at an iron pin set in the center of a Right-of-way for the benefit of the herein described tract going to and from Cub Creek Road thru the Howard F. Moore, et ux property and being the southwest corner of the property conveyed to C.W. Moore, et ux by deed of record in Book 1278, page 277, Register's Office of Davidson County and proceeding as follows:

N 87 deg. 00' W a distance of 33.00' to a twin Maple tree at the end of a fence; thence generally following an old wire fence S 63 deg. 59' 30" W a distance of 320.82' to a Gum stump being the eastern corner of the Charles L. Sullivan, et ux property in the Northern line of said Howard F. Moore, et ux; thence with the line of said Sullivan N 46 deg. 35' 39" W a distance of 781.11' to a six inch Hickory tree; thence N 23 deg. 52' 53" E a distance of 265.81' to a six inch Dogwood tree in said Fence; thence N 24 deg. 56' 23" E a distance of 468.74" to an existing iron pin; thence N 46 deg. 34' 41" W a distance of 320.99' to an iron pin set in a pile of stones at the end of said fence being the Northern most corner of said Sullivan and being in the line of the George H. Hobbs Estate; thence with the line of said Hobbs Estate and generally following the center of a ridge N 00 deg. 48' W a distance of 258.94' to an eighteen inch Hickory tree; thence N 03 deg. 01' E a distance of 188.09' to a twelve inch White Oak; thence N 19 deg. 23' 23" E a distance of 135.28' to a thirty-six inch Oak stump; thence N 44 deg. 39' E a distance of 165.20' to a Twenty-eight inch Oak stump; thence N 77 deg. 00' E a distance of 207.05' to an iron pin set in the center of several Gum sprouts; thence S 63 deg. 11' E a distance of 381.32' to a thirty-six inch Oak stump by the side of an old ridge road being in the Southern corner of the Hobbs Estate in the Western line of said C.W. Moore, et ux; thence with said Western line of Moore S 01 deg. 45' W a distance of 1044.45' to a point in a drain; thence leaving said drain S 87 deg. 00 E a distance of 141.40' to a point, thence continuing with the line of Moore S 00 deg. 13' 55" W a distance of 805.18' to the point of beginning, and containing 30.99 acres more or less.

Being the same property conveyed to Connie Lee Johnson Kennedy by deed from Gene Hal Kennedy of record in Book 9008, pages 845 and 847, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Together with and subject to any and all existing easements of record.

RECORDED AS
LEGIBILITY OF WRITING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7833 07/19 0101 03CHECK 205.40

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

07/18/94 01 11:09 0001 7833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71893
IDENTIFICATION/REFERENCE

94 JUL 18 AM 11:09
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 814426