THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0

Warranty Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Carl Wayne Kirby, et ux 4137 Jernigan Road White House, TN 37188	Same	Map 050-16 Parcel 6 Field Book 12DZ42210

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CARL WAYNE KIRBY, MICHAEL EUGENE VETETOE, PATTY CAMILLE VETETOE SANDERS, CYNTHIA GAYLE VETETOE HAMBLEN, KAREN ELAINE VETETOE WILKERSON and CHRISTOPHER LEE VETETOE, all of the heirs and beneficiaries of the Estate of Rosie Jane Kirby, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CARL WAYNE KIRBY, and wife, SANDRA FAY ADAMS KIRBY, hereinafter referred to as 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. 62 on the Plan of Sky View of record in Book 2331, pages 54 and 55, Register's Office for said County. Said Lot No. 62 fronts 132 feet on the northerly side of Oakview Drive and runs back 292 feet on the westerly line and 277.2 feet on the easterly line to a dead line which is a broken line on which it measures 196 feet.
>
> BEING the same property conveyed to Leroy Kirby and wife, Rosie Jane Kirby, by deed from Oliver H. Dale, unmarried, of record in Book 2965, page 102, Register's Office for Davidson County, Tennessee. The said Leroy Kirby died intestate on June 29, 1971, survived by his widow, Rosie Jane Kirby. The said Rosie Jane Kirby died testate on July 23, 1993 leaving a Last Will and Testament dated October 31, 1979, which Will was filed for probate in the Probate Court for Davidson County, Tennessee on December 3, 1993 in the matter *In Re: The Estate of Rosie Jane Kirby, deceased, Docket No. 93P-1647.* Under the provisions of the decedent's Will, all of her property, real, personal or mixed, including the real property described above, was given and devised to her children, Carl Wayne Kirby and Janie Lee Kirby Vetetoe. Janie Lee Kirby Vetetoe predeceased Rosie Jane Kirby. Michael Eugene Vetetoe, Patty Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson and Christopher Lee Vetetoe are the only children born to or adopted by Janie Lee Kirby Vetetoe during her lifetime and are her only heirs-at-law. Accordingly, the real property described above is vested one-half (1/2) in Carl Wayne Kirby and one-half (1/2) in Michael Eugene Vetetoe, Patty Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson and Christopher Lee Vetetoe as tenants in common.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 349 Oakview Drive, Nashville, Tennessee.

The undersigned GRANTORS, represent and warrant that all debts, taxes and other obligations owing by Leroy Kirby and/or Rosie Jane Kirby during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS, WITHOUT A TITLE EXAMINATION.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1995 State and County Real Property Taxes which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

CARL WAYNE KIRBY, individually and as Executor of the Estate of Rosie Jane Kirby, deceased

MICHAEL EUGENE VETETOE

PATTY CAMILLE VETETOE SANDERS

CYNTHIA GAYLE VETETOE HAMBLEN

KAREN ELAINE VETETOE WILKERSON

CHRISTOPHER LEE VETETOE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL WAYNE KIRBY, individually and as Executor for the Estate of Rosie Jane Kirby, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EUGENE VETETOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY CAMILLE VETETOE SANDERS, 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, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA GAYLE VETETOE HAMBLEN, 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, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ELAINE VETETOE WILKERSON, 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, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER LEE VETETOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

95 AUG -2 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00851121
IDENTIF. ↑ REFERENCE

7710 08/02 0101 03CHECK 223.30

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $ 55,755.00

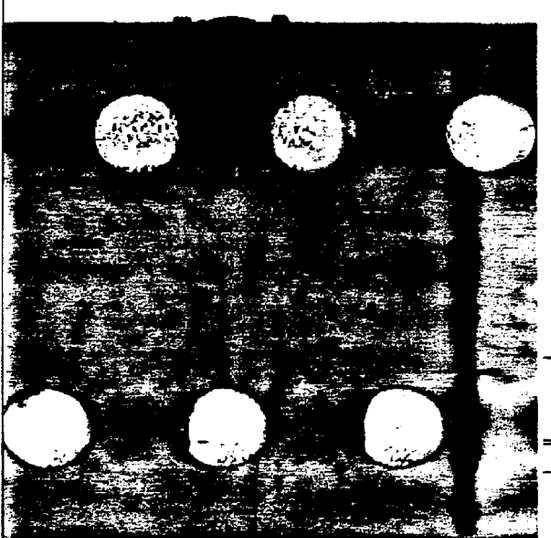
Affiant

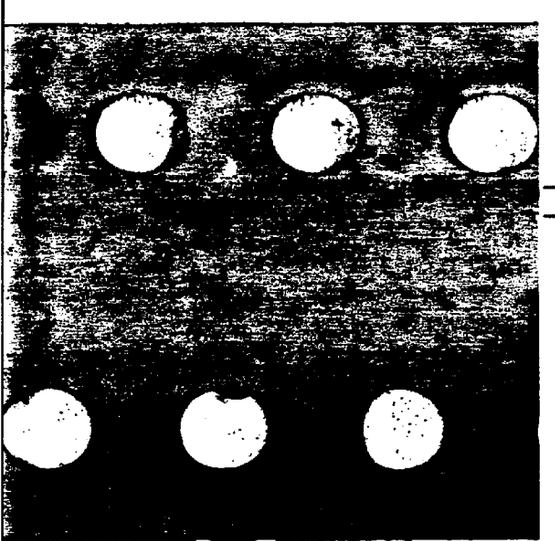
Sworn to and subscribed before me, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

NOTARY PUBLIC AT LARGE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9749 PG 81

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 55755.00
CON TX 206.30
PRFEE 1.00
WDEED 16.00
TOTAL ~~223.30~~
CHECK ~~223.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/95 01 10:56 0001 7718

0085121
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936752