Bk # 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9868 PG 862

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,750.00

Carl McWhirter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 22nd DAY OF November, 1995

J. Anne Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CARL McWHIRTER (NAME)	SAME (NAME)	72-14-164 and
2210 Cracker Springs Rd (ADDRESS)	(ADDRESS)	72-14-166
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SYLVIA M. PIRTLE AND PATRICIA ANN PETTY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

CARL McWHIRTER AND WIFE, MARY McWHIRTER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Three tracts of land in Davidson County, Tennessee, described as follows:

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Dedication of 12 foot Access Way of record in Book 2141, page 72, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

2. Building Restriction of record in Book 721, page 195, and of record in Book 1101, page 64, said Register's Office. (Tract 3)

unimproved (X)
This is improved (X) property, known as 1609 Straightway Avenue - Nashville, TN 37206 (House Number) (Street) (City) (State) (Zip)
2406 N. 16th Street - Nashville, TN 37206

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21 day of November, 1995.

Sylvia M. Pirtle
SYLVIA M. PIRTLE

Patricia Ann Petty
PATRICIA ANN PETTY

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9868 PG 863

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SYLVIA M. PIRTLE AND PATRICIA ANN PETTY, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21 day of November, 19 95.

My Commission expires:
JAN. 14 1999

Ernest D. Hill
Notary Public

ERNEST D. HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

Order No. D 95090108 A

BOOK 9868 PG 864

EXHIBIT "A"

Three tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being the southwest part of Lot No. 34 on the Plan of Brownsville, of record in Book 21, page 9, R.O.D.C., Tennessee, described as follows: Beginning at a point on the northerly margin of Straightway Avenue at the southeast corner of Lot No. 7, in G. A. Pickup's Subdivision of record in Book 974, page 43, R.O.D.C., Tennessee; thence northerly along the easterly line of said Lot no. 7, 150 feet to the southeast corner of Lot No. 15 in Pickup's Subdivision, being the southwest corner of the property conveyed to Fred W. Pirtle by deed from S.L. Downing, of record in Book 1308, page 532, R.O.D.C., Tennessee; thence in an easterly direction, along Pirtle's south line, 90 feet more or less, to a point in the westerly margin of the right-of-way of the L. & N. R.R.; thence in a southeasterly direction, along said right-of-way, 200 feet more or less to a point in the northerly margin of said Straightway Avenue; thence in a westerly direction, along the northerly margin of said Avenue, 220 feet more or less to the point of beginning.

Being the same property conveyed to Fred Pirtle, Jr. by deed from Ella Mai Pirtle, reserving to herself a life estate, of record in Book 7312, page 74, said Register's Office , the said Fred Pirtle, Jr. and Ella Mai Pirtle having since died. The Will of Fred W. Pirtle, Jr. of record in Will Book 174, page 216, Davidson County Probate Court Clerk's Office devised the subject property to Sylvia M. Pirtle.

Tract No. 2: Being a triangular part of Lot No. 34 on the Map of Brownsville, of record in Book 21, page 9, R.O.D.C., Tennessee, and described as follows: Beginning at a point on the westerly margin of the L & N RR right-of-way, 200 feet more or less, northerly from the north margin of Straightway Avenue, at the northeast corner of the property conveyed to Fred W. Pirtle et ux, by deed of record in Book 1307 , page 229, said Register's Office; thence along the margin of said railroad right-of-way, northerly 156 feet more or less to a point in the easterly line of Lot No. 17 on the Map of G.A. Pickup's Addition, of record in Book 974, page 43, R.O.D.C., Tennessee; thence with the line of said lot, and along the easterly line of Lots Nos. 15 and 16, southerly 124 feet to the common corner of lots Nos. 15 and 7 of said Pickup's Subdivision, and the northwest corner of the Pirtle property above mentioned; thence with Pirtle's north line easterly 90 feet more

or less, to the point of beginning.

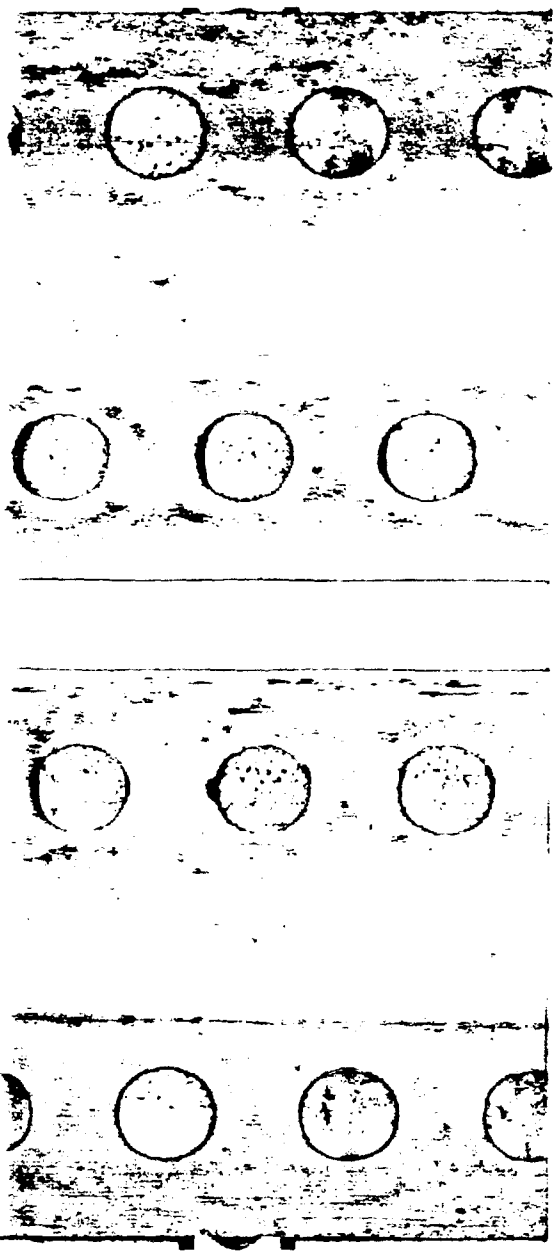
Tract No. 3: Being lot No. 15 on the Map of G.A. Pickup's Addition as of record in Book 974, page 43, R.O.D.C., Tennessee.

Said lot No. 15 fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines 200 feet to a dead line.

Tract No. 2 being the same property conveyed to Fred W. Pirtle by deed from S.L. Dowing, unmarried of record in Book 1308, page 532.

Tract No. 3: Being the same property conveyed to Fred W. Pirtle by deed from John W. Myers and wife Mary Hamlett Myers of record in Book 1101, page 64, said Register's Office . Fred W. Pirtle died intestate on August 16, 1972, leaving wife Ella Mai Pirtle, daughter Frances Pirtle Petty and son, Fred W. Pirtle, Jr. as his sole heirs at law. Frances Pirtle Petty died intestate on July 19, 1974 leaving daughter Patricia Ann Petty as her sole heir at law. The interest of Ella Mai Pirtle reserving a life estate was conveyed to Fred Pirtle, Jr. by deed of record in Book 7312, page 74, said Register's Office , the said Ella Mai Pirtle having since died. Fred W. Pirtle, Jr. died December 9, 1990 and his Will of record in Will Book 174, page 216, Davidson County Probate Court Clerk's Office having devised his interest in the subject property to Sylvia M. Pirtle.

0125979
IDENTIFICATION REFERENCE
95 NOV 27 PM 1:35
DAVIDSON COUNTY, TN
1658 11/27 0101 03CHECK 123.38



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9868 PG 866

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 28750.00
CON TX 106.38
PRFEE 1.00
WDEED 16.00
TOTAL 123.38
CHECK 123.38

11/27/95 01 13:39 0001 1658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125979
IDENTIF. # REFERENCE

95 NOV 27 PM 1:35
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 980187