24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
James C. Kirk II
1012 Stainback Avenue
Nashville, TN 37207

SEND TAX BILL:
*To Mortgagee*

BOOK 10033 PG 31

MORTGAGEE:
Trans Financial Bank
P.O. Box 1450
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 82-3
PARCEL 345
20W23330

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary E. McWhirter, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. Kirk II, 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:

BEING Lot 83, Sharpe & Horns 1st Addition to North East Nashville, as recorded in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. A. McWhirter and wife, Mary E. McWhirter, by deed from Gloria O. Nannie and Victoria R. Nannie of record in Book 8686, Page 415, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all matters as shown on the plan of record in Book 57, Page 152, said Register's Office.

This is improved property known as 102 Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Kirk II, Unmarried, their heirs and assigns, forever; and we, Mary E. McWhirter, Unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of April, 1996.

Mary E. McWhirter

Mary E. McWhirter

96 MAY -1 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0176790
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10033 PG 32

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary E. McWhirter, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1996.

Notary Seagraves
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

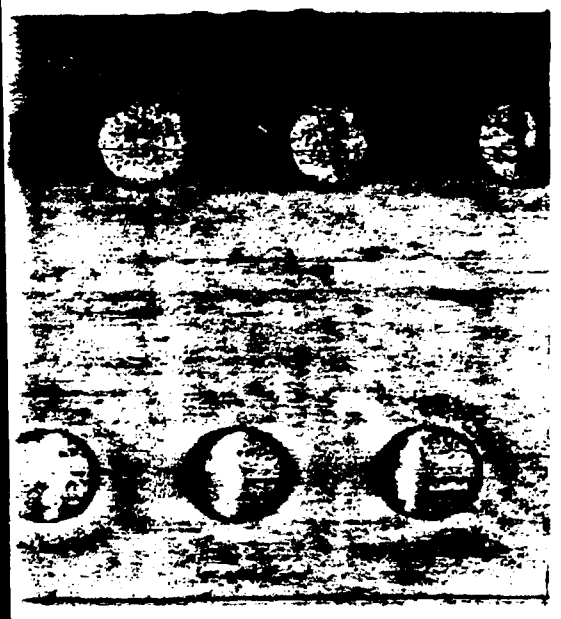
The actual value or consideration, whichever is greater, for this transfer is $ 44,900.00.

James C. Kilgo II
AFFIANT

Subscribed and sworn to before me this 26th day of April, 1996.

Notary Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

5228 05/01 0101 03CHECK 175.13



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

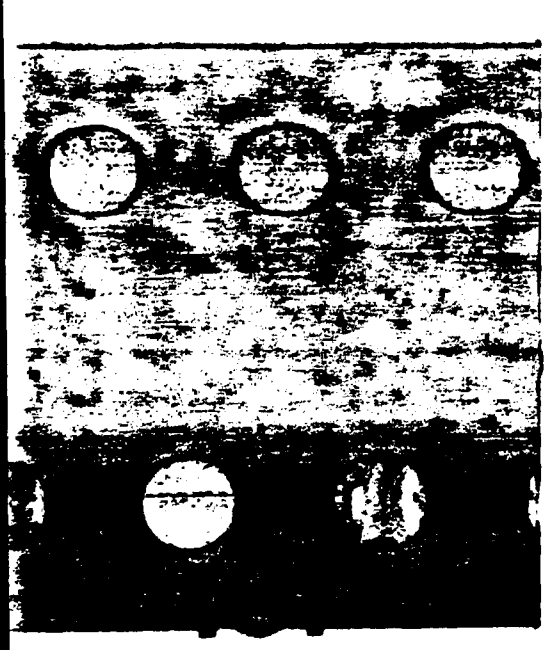
**RECEIVED OF** _____

**FOR** _____

BOOK 10033 PG 33

| | | |
|---|---|---|
| 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 | 44900.00 |
| CON TX | 166.13 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.13 |
| CHECK | 175.13 |

05/01/96 01 09:17 0001 6228

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0176790
IDENTIF. ← REFERENCE

96 MAY -1 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1034266