Book 136 Pg 36

BOOK 10998 PAGE 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
29th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 24, 2001

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles K. Kirby		131-13-46
(NAME)	(NAME)	
1617 Ash Valley Drive	New Owner	FH-09998
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Donald L. Holmquest and wife, Ann N. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles K. Kirby and wife, Lenora F. Kirby

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:

Land in Davidson County, TN, BEING Lot No. 2 on the revised plan of Subdivision of Lot 7 and a portion of Lot 6 Westwood Subdivision, of record in Book 5190, page 403 and re-recorded in Book 5190, page 435, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald L. Holmquest and wife, Ann N. James, by deed from Loren D. Nelson and wife, Nancy R. St.Clair, of record in Book 9672, Page 156, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5190, page 403 and re-recorded in Book 5190, page 435; all of record in the Register's Office for Davidson County, Tennessee.

0456918

IDENTIF. & REFERENCE

98 JUN 30 PM 12:10
FELIX Z. JAMES, JR. REGISTER
DAVIDSON COUNTY, TN.

7637 06/30 0101 03CHECK 1785.00

This is unimproved ( )
This is improved (X) property, known as 1617 Ash Valley Drive, Nashville, TN 37215
(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 our hand s this 29th day of June 19 98

Donald L Holmquest by Ann N James - Attorney in fact
Donald L. Holmquest

Ann N James
Ann N. James

STATE OF TENNESSEE
COUNTY OF

BOOK 10998 PAGE 629

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann N. James

the bargainor, ~~S~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~XXXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 1998.

Commission expires 3-27-99

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Ann N. James** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon HER oath acknowledged to be the Attorney-in-Fact for **Donald L. Holmquest** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Donald L. Holmquest** the within named bargainor(s) by the said **Ann N. James** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the _____ day of **June,** 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Donald L. Holmquest and wife,
Ann N. James

TO

Charles R. Kirby and wife,
Lenora F. Kirby

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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
480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 8.00
TOTAL 1785.00
CHECK 1785.00
06/30/98 01 12:10 0001 7437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456918
IDENTIF. & REFERENCE

98 JUN 30 PM 12:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1313428