Mail

THIS INSTRUMENT PREPARED BY:
JON A. WELLS, ATTORNEY AT LAW
P. O. BOX 116, 206 COURT SQ.
LAFAYETTE, TENNESSEE 37083

Mail Tax Bills To New Owner:
Tim L. Bowden and Steven G. Laviola
310 Deepwood Drive
Goodlettsville, TN 37072

BOOK 11114 PAGE 82

Map 44-11, Parcel 143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-five Thousand and No/100 ($65,000.00) Dollars cash in hand paid by the Grantees to the Grantor, the receipt of which is hereby acknowledged, **I, Sybil Kirby** have bargained and sold, and by these presents do transfer and convey unto the said **Tim L. Bowden and Steven G. Laviola, as tenants in common**, their heirs and assigns, certain tract or parcel of land lying and being in **Davidson** County, Tennessee, and being further described as follows:

Land in Davidson County, Tennessee being lot No. 10, Section A, Village of Old Hickory, as shown on plan recorded July 26, 1948 in book 4124 page 46, in the register's office, Davidson County, Tennessee; located on northeast corner of intersection of Cleves and Fifth Streets, containing 0.12 acres, more or less.

Being the same property conveyed to Charles Kirby and wife, Sybil Kirby by deed from Bertie Mae Gray dated October 31, 1985 and recorded in Deed Book 6704, page 287, Register's Office, Davidson County, TN.

The said Charles Kirby died intestate on February 9, 1998, leaving his widow, Sybil Kirby, as sole owner of the above described property.

Possession with deed. 1265 09/16 0101 03CHECK 251.50

The 1998 Taxes to be prorated.

The preparers of this instrument make no warranties as to title, ownership, or any other representations relative to the property description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **Tim L. Bowden and Steven G. Laviola, as tenants in common**, their heirs and assigns, forever. And I do covenant with the said **Tim L. Bowden and Steven G. Laviola**, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

And I further covenant and bind myself and my heirs and assigns, to warrant and forever defend the title to said land to the said **Tim L. Bowden and Steven G. Laviola, as tenants in common,** their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this the 15th day September, 1998.

Sybil Kirby
Sybil Kirby

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Sybil Kirby, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Lafayette, Tennessee, this the 15th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-20-2000

STATE OF TENNESSEE
COUNTY OF MACON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $65,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 15th day of September, 1998.

~~REGISTER~~ OR NOTARY

MY COMMISSION EXPIRES: 3/20/2000

98 SEP 16 AM 9:

FELIX Z. ROSENBLUM REG
DAVIDSON COUNTY, T

IDENTIFY A REFERENC

0488298

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11114 PAGE 84

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50

09/16/98 01 09:03 0001 1265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488298
IDENTIF. & REFERENCE

98 SEP 16 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346646