Instr:20000612005877O Page: 1 OF 2
REC'D FOR REC 06/12/2000 4:06:29PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $358.53

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
David Kirk and wife,		
Pardeyahn Kirk	New Owners	MAP:072-04
1509 Golf Street	Same	
Nashville, TN. 37206		PARCEL:171.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10090]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, T.G. Vaughan, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto David Kirk and wife, Pardeyahn Kirk (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 40 feet of the westerly part of Lot No. 10 and the northerly 30 feet of the westerly part of Lot No. 11. Block 'A" on the Plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said county. Said parts of said lots adjoin and front together 70 feet on the easterly side of Golf Street and run back between parallel lines 150 feet to a dead line. This conveyance is made subject to ten-foot easement for public utilities, 30 foot building setback line from Golf Street. as shown on Plan of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, and to easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4191, Page 430, said Register's Office, and restrictive covenants contained in an instrument of record in Book 1066. Page 437, said Register's Office.

Being the same property conveyed to T.G. Vaughan, married, by Warranty Deed from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 199912060300226, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 1130, page 1, said Register's Office for said County.**
3. **Restrictive Covenants of record in Book 1066, page 437, said Register's Office for said County.**
4. **Sanitary Sewer and /or Storm Drainage of record in Book 4191, page 430, said Register's Office for said County.**

This is improved property known as **1509 Golf Street Nashville, Tennessee 37206.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $96,900.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[5th day of June, 2000.]
[ ]
[Notary Public]
[My Commission Expires: 1-25-2003]

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DONALD E. KNIFFEN

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of June, 2000.

T.G. Vaughn

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of June, 2000, before me personally appeared T.G. Vaughan , to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.