WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$519,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

(AFFIX SEAL)

My Commission Expires JULY 26, 2003

Instr:200008240083756 Page: 1 OF 2
REC'D FOR REC 08/24/2000 11:11:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1920.30

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred K. Kirchner Jr.	Fred K. Kirchner Jr.	117-2-138
(NAME) 2310 Oxford Road	(NAME) 2301 Oxford Road	07DA22465
(ADDRESS) Nashville, TN 37215	(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, **RUFUS C. DAVIS AND SPOUSE, BEVERLY C. DAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED K. KIRCHNER, JR. AND JOYCE E. JOHNSON, HUSBAND AND WIFE**, 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, Tennessee, being Lot No. 5 and the easterly half of Lot No. 6, block 3 on the map of E. L. Hampton's subdivision of the Stokes Tract as of record in book 974, Page 24, Register's Office for said County.

SAID Lot No. 5 and part of Lot No. 6 front together 150 feet on the northerly side of Oxford Road and runs back between parallel lines with the westerly margin of 23rd Avenue south, 200 feet to a dead line.

Being the same property conveyed to Rufus C. Davis and spouse, Beverly C. Davis by deed from mark Gavin Warren and spouse, Julie D. Warren of record in Book 10122, Page 244.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **2301 Oxford Road, 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 my/our hand(s) this 23rd day of August, 2000.

Rufus C. Davis

Rufus C. Davis

Beverly C. Davis

Beverly C. Davis

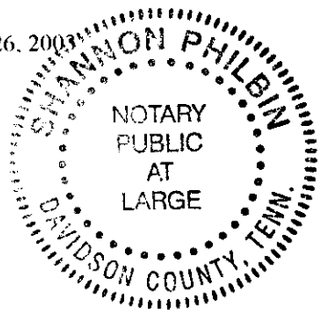
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus C. Davisand spouse, Beverly C. Davis, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2000.

Commission expires: July 26, 2003



My Commission Expires JULY 26, 2003

Shannon Philbin — Notary Public