Full Book

WARRANTY DEED

GRACE GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2001
Notary Public
MY COMMISSION EXPIRES (AFFIX SEAL)
My Commission Expires: November 20, 2005

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael R. Kirby (NAME) | SunTrust Bank (NAME) | MAP 171 3A |
| 204 Pratt Court (ADDRESS) | 201 Fourth Ave N. 7th Floor (ADDRESS) | PARCEL 34 |
| Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | Nashville TN 37219 (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, Estate of Nancy H. Latham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Kirby and wife, Melissa D. 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, Tennessee, BEING Lot No. 221, Section 1-B Fredericksburg, of record in Book 7900, page 509; amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Nancy H. Latham, by deed from Patrick F. Foret and and wife, Emily K. Foret., of record in Book 9420, page 747, Register's Office for Davidson County, Tennessee. Nancy H. Latham having since died and property is vested in The Estate of Nancy H. Latham by will in Will Book 232, page 611, of record in Probate Court Clerk's Office of Davidson County, Tennessee.

~~Carry Latham [illegible] Thomas Nelson, Latham and Timothy Hector Latham join~~ in this conveyance for the purpose of conveying any interest they may have in the property described herein.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and paid by the herein Grantor; Restrictions of record in Book 7798, page 843; Plan of record in Book 7900, page 552; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/15/01 09:13 2pgs
Fees:13.00 Taxes:845.45
20011115-0125305

unimproved ( )
This is improved ( X ) property, known as 204 Pratt Court Brentwood, Tennessee 37027
(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 unincumbered, 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. Whenever 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 hand this 26th day of October 2001

Estate of Nancy H. Latham
By: Everett R. Rickox, Executor
Everett R. Rickox, Executor

RECORDERS MEMO
[illegible] OF WRITING, TYPING OR [illegible] IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Everett H. Hickox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor for the Estate of Nancy H. Latham, the within named bargainor, and that he as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Nancy H. Latham by the said Everett H.Hickox, as Executor.

Witness my hand and official seal at office at Duluth, GA on this the 26th day of October, 2001

Notary Public

My Commission Expires:

PATRICIA [illegible] NOTARY PUBLIC [illegible]

Notary Public, Gwinnett County, Georgia
My Commission Expires Feb. 28, 2004