27A
1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/02 08:17 2pgs
Fees:13.00 Taxes:691.90
20020530-0065400

CHARLES A. SULLIVAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00
Phillip David Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2002
Charles A. Sullivan Jr.
Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip David Kirby (NAME)	AmSouth Bank (NAME)	131-4-98
1128 Woodvale Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35244 (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, Richard C. Begin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip David Kirby and wife, Sharon Sims 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:

Being Lot No. 8 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee

Said Lot No.8 fronts 60 feet on the northerly side of Woodvale Drive and runs back 134 feet 2 inches on the westerly line and 132 feet 6 inches on the easterly line, with the westerly margin of Harcum Avenue, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Richard C. Begin by Affidavit of Heirship of record in Book 9867, page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maude O. Begin by deed from Ralph Brewer, Jr. and wife Lena Kee Brewer of record in Book 1779, page 337, Register's Office for Davidson County, Tennessee. Maude O. Begin died in Davidson County, Tennessee on December 10, 1994. Maude O. Begin was married to her only husband, Frank Begin, and divorced from him in or around 1932. Her only child from this marriage Carl Hubert Begin died in Clayton County, Georgia on February 14, 1976. Richard C. Begin is the only child and sole heir of Carl Hubert Begin.

This conveyance is subject to taxes for the year 2002 and to taxes for subsequent years, and to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1128 Woodvale Drive, Nashville, Tennessee 37204
(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 hand this 24th day of May, 2002

Richard C. Begin

Richard C. Begin

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 Richard C. Begin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2002.

Commission expires 10/25/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

CHARLES A. SULLIVAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires