THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20796B

MAP/GROUP/PARCEL:
018-16-0/130.00

NEW OWNER'S NAME AND ADDRESS:
MARSHALL W. KIRK AND SHEREE L. KIRK
321 MONCRIEF AVE.
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/02/05 09:48 2 pgs
Fees:13.00 Taxes:486.55
20050602-0062208

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KENNETH BAGWELL and ANNETTE BAGWELL, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto MARSHALL W. KIRK and SHEREE L. KIRK, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD IN THE NORTHERN MARGIN OF MONCRIEF AVENUE, SAID POINT BEING LOCATED 622 FEET MORE OR LESS FROM CAFE ROAD AND BEING THE SOUTHEAST CORNER OF THIS LOT; THENCE WITH NORTHERN MARGIN OF MONCRIEF AVENUE AND A CURVE TO THE LEFT, DELTA OF 04' DEGREES 23 MINUTES 07 SECONDS, RADIUS OF 979.93 FEET, LENGTH OF 75.00 FEET AND CHORD BEARING OF N 67 DEGREES, 50 MINUTES 27 SECONDS WEST, 74.98 FEET TO AN IRON ROD; THENCE, LEAVING SAID ROAD MARGIN, N 17 DEGREES 42 MINUTES 39 SECONDS EAST 254.57 FEET TO AN IRON ROD; THENCE S. 73 DEGREES 01 MINUTES 33 SECONDS E. 74.76 FEET TO AN IRON ROD; THENCE, SOUTH 17 DEGREES, 42 MINUTES 39 SECONDS WEST 261.34 FEET TO THE POINT OF BEGINNING.

The subject property is commonly known as 321 MONCRIEF AVE., GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #20010710-0073188, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KENNETH BAGWELL

ANNETTE BAGWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KENNETH BAGWELL and ANNETTE BAGWELL, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of MAY, 2005.

NOTARY PUBLIC

LORI BUIE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 25, 2007

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $131,500.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of May 2005.

NOTARY PUBLIC

LORI BUIE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 25, 2007

My Commission Expires: