Davidson County DEEDWARR
Recvd: 08/08/05 15:23 2 pgs
Fees:13.00 Taxes:321.53

20050808-0093633

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
CYRUS G. KIRBY 5508 PENNSYLVANIA AVE. NASHVILLE, TENNESSEE 37209	SAME	91-6-203

FOR AND IN 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, I, Martha L. Brown now known as Martha Hay, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Cyrus G. Kirby, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1413 and the easterly 23.8 feet of Lot No. 1415, Block 41, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee by Hickerson-Miller Engineers, dated January 24, 1955, as follows:

Said Lot No. 1413 and the easterly part of Lot No. 1415 fronts together 48.8 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Martha L Brown for her lifetime and upon her death to Steve A Brown, Gary W Brown and Jeffrey W Brown as tenants in common from Martha L Brown by Quit Claim dated 06/11/02 of record in Instrument No 20020611-0071154, said Register's Office.

This is improved property known as: 5508 Pennsylvania Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 29th day of JULY, 2005.

Martha May
MARTHA MAY
FORMERLY KNOWN AS MARTHA L. BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha May with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29TH day of JULY, 2005.

Mary K Reed
NOTARY PUBLIC

My Commission Expires: MARY K. REED Notary Public, Sumner Co., TN My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $86,900.00.

Affiant

Subscribed and sworn to before me this 29TH day of JULY, 2005.

Mary K Reed
NOTARY PUBLIC

My Commission Expires:

MARY K. REED Notary Public, Sumner Co., TN My Comm. Expires Feb. 13, 2007

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE