(1)

SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,625.00 Affiant Subscribed and sworn to before me, this 10th DAY OF December, 2007. Notary Public MY COMMISSION EXPIRES: 1-20-09
WARRANTY DEED G-VR-07-1915	(AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

TONJA BARRETT WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Kirk	New OwnER	
1915 18th Avenue South	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-12-226
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELANIE T. HAILEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH L. KIRK AND ELIZABETH W. KIRK, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT NO. 39, ON THE PLAN OF CHRISTOPHER AND KIRKMAN ADDITION TO BELMONT PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID PART OF SAID LOT FRONTS 50' ON THE WESTERLY SIDE OF 18TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 160' TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MELANIE T. HAILEY, UNMARRIED BY GENERAL WARRANTY DEED FROM DALENA BERRETT, UNMARRIED, RECORDED ON THE 17TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020417-0047610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 158; BOOK 10737, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1915 18th Avenue South, Nashville, Tennessee 37212

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Davidson County DEEDWARR
Recvd: 12/17/07 10:07 2 pgs
Fees:13.00 Taxes:1641.41

20071217-0144362

Witness my/our hand(s) this 10th day of December, 2007.

Melanie T. Hailey

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 10th day of December, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903