Davidson County DEEDWARR
Recvd: 02/27/08 09:59 2 pgs
Fees:13.00 Taxes:777.00

20080227-0019096

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-KW-08-15439

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun O. Stallings	Churchill Mortgage Corporation	
15439 Old Hickory Blvd.	(NAME) 761 Old Hickory Blvd., Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	161-14-15.00
(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 MARGARET E. KIRBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAUN O. STALLINGS AND JAMIE D. STALLINGS, 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 THE 6TH, FORMERLY THE 8TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 6 ON THE DIVISION OF THE LANDS OF MAJOR J. B. FITZHUGH, DECEASED, OF RECORD IN MINUTE BOOK "J", PAGE 353, COUNTY COURT FOR SAID COUNTY, AND A SMALL TRACT LYING ADJACENT TO AND SOUTHERLY FROM SAID PART OF LOT NO. 6, DESCRIBED ACCORDING TO A SURVEY MADE BY STEVE DRAPER, AUGUST 13, 1962, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD SAID POINT LYING WESTERLY 1483.45 FEET ALONG THE SOUTHERLY MARGIN OF SAID BOULEVARD FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ELMO PHILLIPS AND WIFE, BY DEED FROM DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 3283, PAGE 463, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF THE SAID BOULEVARD, SOUTH 81° EAST 171 FEET; THENCE SOUTH 9° WEST 214.9 FEET; THENCE NORTH 74° 22' WEST 172.4 FEET; THENCE NORTH 9° EAST 195 FEET TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES, MORE OR LESS

. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 7859, PAGE 351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTH MARGIN OF STATE ROUTE 254 AND THE WEST BOUNDARY OF THE ROBERT J. FORSHEE AND WIFE PROPERTY; THENCE WITH SAID WEST BOUNDARY SOUTH 12 DEGREES 25 MINUTES 00 SECONDS WEST 15.52 FEET TO A POINT; THENCE WITH THE PROPOSED SOUTH MARGIN OF SAID ROAD (1) NORTH 77 DEGREES 23 MINUTES 24 SECONDS WEST 49.12 FEET (2) NORTH 77 DEGREES 16 MINUTES 59 SECONDS WEST 124.44 FEET TO A POINT; THENCE WITH THE EAST BOUNDARY OF THE BARBARA THOMPSON PROPERTY NORTH 12 DEGREES 25 MINUTES 00 SECONDS EAST 14.70 FEET TO A POINT; THENCE WITH SAID EXISTING MARGIN EASTERLY 174 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 2628 SQUARE FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES R. KIRBY AND WIFE, MARGARET E. KIRBY BY WARRANTY DEED
FROM KENNETH W. BARKSDALE AND WIFE, NANCY T. BARKSDALE, RECORDED ON THE 9TH DAY OF APRIL, 1965 IN BOOK 3878, PAGE 475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JAMES R. KIRBY, HAVING SINCE DIED LEAVING MARGARET E. KIRBY, AS SERVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND

RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 15439 Old Hickory Blvd., Nashville, Tennessee 37211

(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.

Witness my/our hand(s) this 19th day of February, 2008.

Margaret Elizabeth Kirby, by
Margaret E. Kirby Kim R. Bennett
NKA: Kim R. Hines,
attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of February, 2008, before me personally appeared Kim R. Bennett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret E. Kirby and who acknowledged he/she/they executed the same as the free act and deed of the said Margaret E. Kirby. Power of ~~Attorney~~ is of record in Instrument No. 20070911-0109068, Register's Office

Witness my hand and official seal, this the 19th day of February, 2008.

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

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