Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 22rd day of May, 2008.

Notary Public

Expiration of commission. 1/24/09

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/28/08 10:29 2 pg
Fees:13.00 Taxes:573.50
20080528-0054194

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Steven J. Kirby**<br>**Kelly Kirby** | New Owner | Map 71-140, Parcel 36 |
| **1116 & 1118 Brick Church Pike** | | Map 71-140, Parcel 35 |
| **Nashville, TN 37207** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

**Charles H. Dreher and wife, Carolyn M. Dreher**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Steven J. Kirby and wife, Kelly 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:

Land in Davidson County, Tennessee, being parts of lots numbered "Four (4) and "Five" (5) on the Plan of the Henry Gibson Land, of record in Minute Book "U", page 147, of the County Court of Davidson County, Tennessee, described as follows: BEGINNING on the westerly margin of the Brick Church Pike seven feet northwardly from the corner of lots nos. 4 and 5; being Hudson's northeast corner' thence with the westerly margin of said pike northwardly 50 feet to Elliston's southeast corner, thence with her southerly line westwardly 177 feet, more or less, to the west line of said lot no. 5; thence southwardly with said line and the line of lot no. 4 in all 50 feet, more or less, to Hudson's northwest corner; thence with his northerly line and with a stone wall eastwardly 177 feet, more or less, to the beginning.

Being the same property conveyed to Charles H. Dreher and wife, by Warranty Deed, from Glenn T. Stewart and wife, Ethleen S. Stewart, Roger Sutton and wife, Nancy S. Sutton and Bynum Young, Jr. and wife, Barbara A. Young, of record in Book 5500, page 418, dated August 30, 1979, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being parts of Lots 5 and 6 on the Plan of Henry Gibson Land, described as follows: BEGINNING on the westerly margin of the Brick Church Pike 3-2/3 feet northerly from the northeast corner of said lot 5 and the southeast corner of said lot 6; being the northeast corner of part of said lot 6 conveyed to Mrs. Addie Paschel and husband, to Dr. T.G. Elliston; thence westerly with said Paschel's south line 177 feet more or less, to the southwest corner of a part of said lot 5 conveyed by said Elliston and wife to Mrs. Addie Paschel, being 8 feet south from the northwest corner of said lot 5; thence with the west line of lot 5, southerly 48-1/2 feet to the southwest corner of a part of said lot 5 conveyed to Mrs. Mary H. Gibson and husband, to Loula M. Elliston by deed of record in Book 328, page 505, Register's Office for Davidson County, Tennessee; thence with Mrs. Mary Gibson's north line; easterly 177 feet more or less, to the westerly margin of said pike at the northeast corner of a part of said lot conveyed by said Elliston and wife, to Mrs. Mary H. Gibson by deed of record in said Book 328, page 505; thence with the westerly margin of said pike, northerly 50 feet to the beginning.

Being the same property conveyed to Charles H. Dreher, et ux Carolyn M. Dreher, by Warranty Deed, from Jiles E. Bradford and wife, Maggie F. Bradford, of record in Book 5411, page 356, dated March 28, 1979, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1116 & 1118 Brick Church Pike, Nashville, TN 37207.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 22rd day of May, 2008.

/Charles H. Dreher by Carolyn M. Dreher atty in fact
Charles H. Dreher by Carolyn M. Dreher, Attorney-in-Fact

/Carolyn M. Dreher
Carolyn M. Dreher

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Carolyn N. Dreher, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22rd day of May, 2008.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carolyn N. Dreher, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charles H. Dreher for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Charles H. Dreher, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 22rd day of May, 2008.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **08394-SH**
**RECORD & RETURN TO:**

McCann & Hubbard
1904 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319