This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08653

Davidson County DEEDWARR
Recvd: 10/24/08 08:43 2 pgs
Fees:13.00 Taxes:395.90
20081024-0106376

Send Tax Bills To:

BancorpSouth Bank
P.O. Box 3356
Tupelo, MS 38803

New Owner is:
Jan C. Orleck
5508 Pennsylvania Avenue
Nashville, TN 37209

MAP: 091-06-0-203.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cyrus G. Kirby** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jan C. Orleck, an unmarried person** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5508 Pennsylvania Avenue, Nashville, TN 37209**

A certain tract or parcel of 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 Cyrus G. Kirby from Kevin Hatchett by Quitclaim Deed dated March 18, 2008 and recorded March 19, 2008 in Instrument No. 20080319-0027666, Register's Office for Davidson County. Also being the same property conveyed to Kevin Hatchett by Quitclaim Deed from Cyrus G. Kirby, dated August 23, 2007 and recorded August 23, 2007 in Instrument Number 20070823-0101191; and previously conveyed to Cyrus G. Kirby by Warranty Deed from Martha L. Brown (now known as Martha Hay), dated July 29, 2005 and recorded August 8, 2005 in Instrument Number 20050808-0093633, Register's Office for Davidson County, Tennessee.

CK
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of October, 2008.

GRANTOR(S):

Cyrus G. Kirby

CYRUS G. KIRBY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cyrus G. Kirby** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of October, 2008.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00

AFFIANT

SWORN TO and subscribed before me this 22nd day of October, 2008.

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 10/17/09