ADDRESS NEW OWNER:
Steven T. Wright

528 Foundry Drive
Nashville, TN 37209

SEND TAX BILL TO:

F+M Bank
50 Franklin Street
Clarksville, TN 37040

MAP & PARCEL NOS.:
90-12-0-313

BILL GARRETT, Davidson County
Trans:T20110069827 DEEDWARR
Recvd: 11/04/11 14:57 2 pgs
Fees:13.00 Taxes:403.30
20111104-0086538

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jimmy L. Kirby** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven T. Wright, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Foundry Heights, Section 1, as of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmy L. Kirby and wife, Maxine Keen Kirby, from Cumberland Builders, Inc., a Tennessee corporation, by Warranty Deed recorded on May 28, 1965, in 3895, Page 804, said Register's Office. The said Maxine Keen Kirby conveyed her interest in the subject property to Jimmy L. Kirby by Quitclaim Deed recorded on November 3, 1972, in Book 4652, Page 231, Register's Office for Davidson County, Tennessee.

Rose Kirby, spouse of Jimmy L. Kirby joins in this conveyance to convey any and all interests she may have ins said property including any marital rights therein.

This is property with a common address of **528 Foundry Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3600, Page 16, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 3578, Page 493, said Register's office; (4) T.V.A. Right of Way Easement of record in Book 3600, Page 16, said Register's office.

JLK RK

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of October, 2011.

Jimmy L. Kirby

Rose Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jimmy L. Kirby and wife, Rose Kirby,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **21st** day of **October 2011.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 6, 2013

File No. 1110-145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $109,000.00.

Affiant

Subscribed and sworn before me this 21st day of October, 2011.

Notary Public
My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY