BK 3643

Send Tax Notices to: United Mortgagee Servicing Corp. 702 Duke St. Norfork, Va.

Parcel No. 4D-66020

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

we, Thomas L. Irwin, et ux, Sarah M. Irwin,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hattie Martin, a widow

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Being the same property as conveyed to Thomas L. Irwin, et ux, Sarah M. Irwin, by deed, as of record in Book 3098, page 429, Register's Office for Davidson County, Tennessee.

This property is improved and known as 323 Jacksonian Drive, Donelson, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of July, 1982

James B Bellard — Thomas L. Irwin

Jane Mitchell — Sarah M. Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas L. Irwin, et ux, Sarah M. Irwin, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

BK 3643 PG 225