DEED PREPARED BY JAMES R. MCKINNEY, ATTORNEY, MADISON, TENNESSEE

WARRANTY DEED

BOOK 4309 PAGE 739

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. King	SAME	Map 43-6
(NAME:) 500 Roosevelt Drive	(NAME:)	Par. 208
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS,* cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration.

We, Donald Irwin and wife, Lillian B. Irwin, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* James W. King, hereinafter called the Grantee, his *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 Lot No. 284 on the Plan of Madison Park, Section III, as of record in Book 3500, page 104, Register's Office for said County, described as follows:

BEGINNING in the southwesterly margin of Becklea Drive, at a concrete monument at the southeasterly corner of Lot No. 284; thence south 57° 59' west 118.23 feet; thence north 27° 46' west 92.33 feet to the southerly margin of Roosevelt Avenue; thence with the same, northeasterly 77.48 feet to the beginning of a curve; thence around said curve having a radius of 25 feet easterly 39.27 feet to the southwesterly margin of Becklea Drive; thence with the same, southeasterly 72.95 feet to the beginning.

BEING part of the property conveyed to Donald Irwin and wife, Lillian B. Irwin, by deed from Dugger Developments, Inc., as of record in Book 3860, page 413, said Register's Office.

This is unimproved ( ) improved (X) property, known as 500 Roosevelt Drive (House Number) (Street), Madison (P. O. Address:), Tennessee 37115 (City or Town)

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, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And we, the Grantors, *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, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th *day of* February, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Donald Irwin
Donald Irwin

X Lillian B. Irwin
Lillian B. Irwin

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~~STATE OF XXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~ } STATE OF ~~Illinois~~ COUNTY OF KANKAKEE

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Donald Irwin and Lillian B. Irwin

the within named bargainorS , with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at BOURBONNAIS, ILLINOIS XXXXXXXX
this 8th *day of* February, *19* 69.

Ruth Ende *Notary Public*

Commission expires 10/16/71

FEB 12 68 CONV . 19,129.27
FEB 12 68 S'TAX B* 49.66
FEB 12 68 PR'FEE B* .50
FEB 12 68 W'DEED B* 3.00 * 53.16

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 19,129.27.

Affiant Hubert L Baker

Sworn to and subscribed before me this 10 day of February, 1969.

Dianne E. Chance
NOTARY PUBLIC

COMMISSION EXPIRES: Oct-28-72.

WARRANTY DEED

FROM
DONALD IRWIN ET UX

TO
JAMES W. KING

A 30239

IDENTIF. REFERENCE

FEB 12 10 06 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Abel Realty Co
608 Gallatin Rd No
Madison, Tenn. 37115

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