FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1970

Notary Public

MY COMMISSION EXPIRES: August 9, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Irby , et ux (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	MAP 75-8
639 Denver Drive (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	PAR 20
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, F. E. Stratton, Jr., and wife, Bettie S. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Irby and wife, Ann C. Irby

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 Lot No. 234, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 234 fronts 81.00 feet on the northeasterly side of Denver Drive and extends back 151.36 feet on the northwesterly line and 151.74 feet on the southeasterly line to a dead line at the rear measuring 81.0 feet thereon.

BEING part of the same property conveyed to F. E. Stratton, Jr., and wife, Bettie S. Stratton, by deed from Miller Kimbrough ,Trustee, of record in Book 4332, page 316, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 639 (House Number) Denver Drive (Street) Hermitage, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 18th day of March, 19 70

F. E. Stratton, Jr.

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

BOOK 4405 PAGE 970

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Stratton, Jr., and wife, Bettie S. Stratton,

the bargainor s, 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 Nashville, Tennessee, this 18th day of March, 1970

Commission expires 10-18-70

Patricia Kantz
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

F. E. STRATTON, JR., AND WIFE,

BETTIE S. STRATTON

TO

ROBERT M. IRBY AND WIFE,

ANN C. IRBY

Return to
Murphree Lutz

A 72315

IDENTIF. REFERENCE!

MAR 24 8 50 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 24 70	CONV	26,900.00				
MAR 24 70	S'TAX		A*	69.94		
MAR 24 70	PR'FEE		A*	.50		
MAR 24 70	W'DEED		A*	3.00	*	73.44