Mail to

John Williams and Associates
1040 Murfreesboro Road
Nashville, Tennessee

BOOK 4494 PAGE 741

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 1971

Notary Public

MY COMMISSION EXPIRES: 2-1-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GRISSIM AND SHORT, Attorneys
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES IRWIN ET UX (NAME)	SAME (NAME)	Map 162-1
328 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 68
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pd

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, ROBERT L. RAMSEY AND WIFE, BARBARA LOUISE RAMSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES IRWIN AND WIFE, ALLIE KATHERINE IRWIN

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. 48 ON THE PLAN OF SOUTHWOOD, AS OF RECORD IN BOOK 2663, PAGES 125 AND 126, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 48 FRONTS 180 FEET ON THE NORTH SIDE OF BREWER DRIVE, AND RUNS BACK 239.21 FEET ON THE EAST LINE AND 270.25 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 138.06 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. RAMSEY AND WIFE, BARBARA LOUISE RAMSEY BY DEED FROM ROBERT J. KLEISER, III AND WIFE, STELLA L. KLEISER, OF RECORD IN BOOK 4156, PAGE 942, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 328 Brewer Drive Nashville, Tennessee
(House Number) (Street) (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 hand S this 20th day of APRIL, 1971

Robert L. Ramsey

Barbara Louise Ramsey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOHN WILLIAMS, a Notary Public in and for said County and State, the within named ROBERT L. RAMSEY AND WIFE, BARBARA LOUISE RAMSEY

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 20th day of APRIL, 19 71

Commission expires 2-1-75

John Williams
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 ROBERT L. RAMSEY ET UX

TO JAMES IRWIN ET UX

B 11574

IDENTIF. REFERENCE

APR 20 11 10 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

APR20	CONV	18,000.00			
APR20	S'TAX		A*	46.80	
APR20	PR'FEE		A*	.50	
APR20	W'DEED		A*	3.00	* 50.30