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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,219.78

Charles R. Sain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF January 19 73

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
from information ~~XXXX~~ furnished by the parties
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert M. Irwin, Jr. (NAME)	Guaranty Mortgage Company (NAME)	6D 42060
5034 Suter Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map. 147-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 35

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, CHARLES R. SAIN and wife, RUTH N. SAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GILBERT M. IRWIN, JR. and wife, ANNE R. 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. 280 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, Register's Office for said County, as follows:

SAID Lot No. 280 fronts 95 feet on the southeasterly margin of Suter Drive and runs back 145.3 feet on the southwesterly line and 143.1 feet on the northeasterly line to a dead line measuring 85.1 feet thereon.

BEING the same property conveyed to Charles R. Sain and wife, Ruth N. Sain by deed from Bill Wheeler Construction Co., Inc., a Tennessee corporation of record in Book 4061, page 674, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust to Guaranty Mortgage Company of record in the Register's office for said County.

This is ( ) unimproved (X) improved property, known as 5034 Suter 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 5th day of January, 19 73

Charles R. Sain
Charles R. Sain

Ruth N. Sain
Ruth N. Sain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Sain and Ruth N. Sain

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 5 day of January 1973

Commission expires Nov 12, 1975

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 CHARLES R. SAIN, et ux

TO GILBERT M. IRWIN, JR., et ux

B 90524

IDENTIF. REFERENCE

JAN 10 8 54 AM '73

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Mail Apollo Realty Corp. 208 Oak Valley Dr. Hend Sonville

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN10 CONV 24,219.78

JAN10 STAX A* ~~62.98~~ 62.92

JAN10 PRFEE A* .50

JAN10 WDEED A* 4.00 * ~~67.48~~ 67.42