BOOK 4755 PAGE 413

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles R. Irwin (NAME)	Guaranty Mortgage Company (NAME)	
Roxanne Drive, Lot 125 (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	162-10
Antioch, ~~Xxxxxxxx~~ Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	125 Part

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, we:

BRENT VALLEY BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Irwin and wife, Lucinda S. Irwin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 125 on the Plat of Brookview Estates No. 2 of record in Plat Book 4460, Page 163, Register's Office for said County, described as follows:

Said Lot No. 125 fronts 80.0 feet on the northwest margin of Roxanne Drive and extends back 150.0 feet on the northeast line, and 149.3 feet on the southwest line, to a line on the rear on which it measures 68.9 feet.

Being part of the property conveyed to Brentvalley Builders, Inc., by deed from George W. Jones, Jr. and wife, Margaret E. Jones or record in Book 4713, Page 400, said Register's Office.

OCT 15	CONV	34,500.00			
OCT 15	S'TAX		A*	89.70	
OCT 15	PR'FEE		A*	.50	
OCT 15	W'DEED		A*	4.00	* 94.20

unimproved ( )
This is improved ( ) property, known as Lot 125 Roxanne Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12th day of October, 19 73.

BRENT VALLEY BUILDERS, INC.

by: Jim L. Hall
President

STATE OF TENNESSEE
COUNTY OF ____________

Personally appeared before me, ____________, a Notary Public in and for said County and State, the within named ____________

the bargainor ______, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____________, this ______ day of ____________, 19____.

My commission expires ____________ Notary Public ____________

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, L. D. Richards, a Notary Public of the State and County aforesaid, personally appeared Jim L. Hall xxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President xxxxxx xxxxxxxxxxxxxxxx respectively of the Brentvalley Builders, Inc., the within named bargainor, a corporation, and that he as such President xxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jim L. Hall as such President and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and seal, at office in Nashville this 12th day of October, 19 73

L. D. Richards
Notary Public

Commission expires April 25, 1974

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R. Irwin

Sworn to and subscribed before me this 12th day of October, 19 73.

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

Name	Address
C. H. Briley, Jr., Atty.	P. O. Box 2645 404 James Robertson Parkway Nashville, Tenn.

G-233985 bjh
WARRANTY DEED

FROM

BRENTVALLEY BUILDERS, INC.

TO

CHARLES R. IRWIN & WIFE,
LUCINDA S. IRWIN

C 27748

IDENTIF. REFERENCE
OCT 15 11 49 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.