BOOK 4791 PAGE 426

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Mary E. Anderson	First Federal Savings	Map 72-12
(NAME) 2203 Old Hickory Blvd.	(NAME) Union at Fourth	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37215	(STREET ADDRESS) Nashville, Tennessee 37201	15D 55535
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) ----------TEN and No/100---------- *Dollars,*

Cash in hand paid by MARY E. ANDERSON, hereinafter referred to as GRANTEE, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

STEVEN W. IRWIN and wife, MARCIA J. IRWIN, GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said GRANTEE

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 62 on the Map of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 62 fronts 82.6 feet on the east side of Pinewood Road and runs back between lines, 140.5 feet on the north line and 140 feet on the south line to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Steven W. Irwin and wife, Marcia J. Irwin, by deed from Robert L. Watson and wife, Edna Watson, as of record in Book 4533, page 881, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,529.77

Subscribed and sworn to before me, this the 20th day of February, 19 74

Affiant Mary E. Anderson

My commission expires: July 31, 1974 (Affix Seal)

Notary Public Sarah L. Nichols

This is unimproved ( ) improved (X) property, known as 2201 Pinewood Road (House Number) (Street) Nashville, Tenn. 37216 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except by a deed of trust of record in Book 4533, page 833 R.O.D.C. securing a debt assumed by GRANTEE.

We *further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* twentieth *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
315 Union Street
Nashville, Tennessee 37201

Steven W. Irwin

Marcia J. Irwin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, a Notary Public in and for said County and State, Steven W. Irwin and Marcia J. Irwin

the within named 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 February, 19 74.

Sarah L. Nichols
Notary Public

Commission expires July 31, 1974

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.....

FEB26'74	CONV	17,529.77				
FEB26'74	S'TAX		A*	45.50		
FEB26'74	PR'FEE		A*	.50		
FEB26'74	W'DEED		A*	4.00	*	50.00

WARRANTY DEED

FROM

Steven W. Irwin et ux

TO

Mary E. Anderson

C 43428

IDENTIF. REFERENCE

FEB 26 1 37 PM '74

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238