BOOK 4791 PAGE 428

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Steven W. Irwin	Fidelity Savings & Loan Assn.	Map 83-12
(NAME)	(NAME)	
808 Beth Drive	Union at Fourth	Parcel 184
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206	Nashville, Tennessee 37219	15DA 58102
(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 STEVEN W. IRWIN and wife, MARCIA J. IRWIN, hereinafter referred to as GRANTEES, and other good and valuable considerations the receipt of all of which is hereby acknowledged, we,

MARY E. ANDERSON and husband, JAMES R. ANDERSON, GRANTORS

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

GRANTEES

their *(successors)*, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot. No. 12 on the Plan of East Towne, Section One, as of record in Book 3700, page 147, Register's Office for said County.

Said Lot No. 12 fronts 73.0 feet on the northwesterly side of Beth Drive and extends back 177.2 feet on the northeasterly line and 155.2 feet on the southwesterly line, to a broken line in the rear on which it measures a total of 98.1 feet.

Being the same property conveyed to Mary E. Anderson by deed from Charles Roy DeArk, II and wife, Mary K. DeArk, as of record in Book 4477, page 894, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4182, page 214, and book 4234, page 493, said Register's Office, and the Plan of record in Book 3700, page 147, which shows an Owner's Certificate, a 30-foot setback line from Beth Drive, a 2-1/2x30 foot utility anchor easement at the northeasterly corner of the lot and a 10-foot public utility easement across the rear.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

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

Affiant

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

Notary Public

This is improved (X) unimproved ( ) property, known as 808 Beth Drive (House Number) (Street) Nashville, Tennessee 37206 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

GRANTEES

their *(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 4378, page 811 R.O.D.C. securing a debt assumed by GRANTEES.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

GRANTEES

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this twenty second 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

Mary E. Anderson

James R. Anderson

BOOK 4791 PAGE 429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L Nichols, a Notary Public in and for said County and State, Mary E. Anderson and James R. Anderson

the within named bargainor....., 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 22nd day of February, 1974

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 27,000.00
FEB26'74 S'TAX A* 70.20
FEB26'74 PR'FEE A* .50
FEB26'74 W'DEED A* 4.00 * 74.70

WARRANTY DEED

FROM

Mary E. Anderson et vir

TO

Steven W. Irwin et ux

C 4 3 4 2 9

IDENTIF. REFERENCE

FEB 26 1 38 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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