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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 $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 75

Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van T. Irwin, Jr. (NAME)	First Federal Savings & Loan Ass'n. (NAME)	FH-13206
2012 Kingsbury Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Map 144-15
Nashville, Tenn-37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 43

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDEPATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, DONALD HAMILTON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VAN T. IRWIN /and wife, JO ANN M. IRWIN JR.

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. 31 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

SAID Lot No. 31 fronts 221.2 feet on the east side of Kingsbury Drive and runs back between lines, 217.7 feet on the north line and 204 feet on the south line to a dead line in the rear on which it measures 224 feet.

BEING the same property conveyed to Donald Hamilton, Unmarried by deed from W. R. Freeman and wife, Mary Anne Freeman, of record in Book 4864, page 91, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2435, page 237, applicable to Hillsboro Park, Section II, by instrument of record in Book 2446, page 405, which instrument was corrected by a further instrument of record in Book 2447, page 303, all of which were amended to Item 13 of said restrictions by instrument of record in Book 2603, page 440, Register's Office for Davidson County, Tennessee, and such limitations as appear on the Plan of record.

Subject to 1975 taxes, which Grantees assume and have been prorated.

This is unimproved ( ) improved (X) property, known as 2012 Kingsbury Drive, Nashville, Tennessee - 37214
(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 my hand this 22nd day of May, 19 75

Donald Hamilton

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 Donald Hamilton

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May 19 75

Commission expires 5-29-77

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

Pioneer 240251-A

WARRANTY DEED

FROM

DONALD HAMILTON, Unmarried

TO

VAN T. IRWIN, JR., et ux

D00718

IDENTIF. REFERENCE

JUN 2 2 51 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-2 75	CONV	77,500.00			
JUN-2 75	S'TAX		A*	201.50	
JUN-2 75	PR'FEE		A*	.50	
JUN-2 75	W'DEED		A*	4.00	* 206.00