THIS INSTRUMENT PREPARED BY:

BOOK 4944 PAGE 805

DAVID B. HERBERT
ATTORNEY-AT-LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

jpr

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
8DA 26520	SAMUEL R. IRWIN	First Investment Company Box 749, Main Post Office Columbus, Ohio 43216
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 619 Annex Avenue	LOAN OR ACCOUNT NO. 708-27203
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of the assumption of and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 9, 1972, in the original principal sum of $19,300.00 payable to First Investment Company in accordance with the terms and conditions therein, and being secured by a deed of trust executed by Melvin K. Nodine and wife, Willa K. Nodine to Percy Wilkins, Trustee, of record in Book 4582, page 574, said Register's Office; we,

MELVIN K. NODINE AND WIFE, WILLA K. NODINE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Samuel R. Irwin and wife, Joyce Ann Irwin,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly one-quarter of Lot No. 54, on the plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County.

Said part of Lot 54 fronts 100 feet on the westerly side of Annex Avenue and runs back westerly between parallel lines from the center of said Avenue, 200 feet.

Being the same property conveyed to Melvin K. Nodine and wife, Willa K. Nodine, by deed from Hulan Jackson Lampley and wife, Maggie Gibbs Lampley, of record in Book 4582, page 572, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as hereinabove stated and for 1975 taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of August, 19 75

Melvin K. Nodine
MELVIN K. NODINE

Willa K. Nodine
WILLA K. NODINE

STATE OF TENNESSEE

BOOK 4944 PAGE 806

COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Melvin K. Nodine and wife, Willa K. Nodine,

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, the 22nd day of August, 1975.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 22,563.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1975.

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

D 12622

WARRANTY DEED

FROM

MELVIN K. NODINE AND WIFE,

TO

WILLA K. NODINE

SAMUEL R. IRWIN AND WIFE,

JOYCE ANN IRWIN

IDENTIFICATION REFERENCE

AUG 25 9 58 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Please return to:

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG 25 CONV 22,563.33
AUG 25 STAX A* 58.76
AUG 25 RFEE A** 4.00 * 63.26

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public