BOOK 5004 PAGE 762

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jack D. Irby, Jr. et ux	Mortgage Associates, Inc.	SDU 51311
(NAME)	(NAME)	
4018 Darlene Drive	1835 Savoy Drive, NE, #300	Map 162-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	Atlanta, Georgia 30341	Par. 139
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ----------($10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the Agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property hereinafter conveyed and is described in the Deed of Trust as of record in Book 4869, page 762, Register's Office for Davidson County, Tennessee; said Deed of Trust having been assumed by the hereinafter named grantors;

We, William G. Boyd, III, and wife, Pauline H. Boyd, the grantors, have bargained and sold, and by these presents do transfer and convey unto the said Jack D. Irby, Jr. and wife, Leana M. Irby,

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

BEING Lot No. 144 on the Plan of Colewood Acres, Section 2 of record in Book 3700, page 135, Register's Office, Davidson County Tennessee.

BEING the same property conveyed to William G. Boyd, III, and wife, Pauline H. Boyd, by deed from Ronald L. Davis, as of record in Book 4971, page 624, Register's Office for Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 4158, page 42, and Book 4178, page 738, and any existing easements.

MAR 12 76	CONV	35,802.69		
MAR 12 76	S'TAX		B* 93.08	
MAR 12 76	PR'FEE		B* .50	
MAR 12 76	W'DEED		B* 4.00	* 97.58

This Instrument Prepared By:
H. WILLIAM SCOTT, III
ATTORNEY AT LAW
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

unimproved ( )
This is improved (X) property, known as 4018 Darlene Drive (House Number) (Street)
Antioch, Tennessee 37013
(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 10th day of March, 19 76.

William G. Boyd, III

Pauline H. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Boyd, III, and wife, Pauline H. Boyd,

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, this 10th day of March, 19 76.

My commission expires Nov. 30, 1976 Notary Public H. William Scott

NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,802.69
This is equal to or greater than the property would bring at a fair and voluntary sale.

William G. Boyd III

Sworn to and subscribed before me
this 10th day of March, 19 76.

My commission expires Nov. 30, 1976 Notary Public H. William Scott

NOTARY PUBLIC DAVIDSON CO. TENN.

This instrument was prepared by:

H. William Scott, III, Attorney at Law, 4205 Hillsboro Rd., Nashville, Tenn. 37215
Name Address

WARRANTY DEED

FROM

William G. Boyd, III
and wife,
Pauline H. Boyd

TO

Jack D. Irby, Jr.
and wife,
Leana M. Irby

D 39800

IDENTIF. REFERENCE

MAR 12 9 09 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219