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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 $ 25,000.00

Hasten Ethan Irwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1976

E. M. Livingston
Notary Public

MY COMMISSION EXPIRES: April 27, 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hasten Ethan Irwin etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	96-14-30
826 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38137 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FORREST H. MC KNIGHT and wife, SARAH F. MC KNIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HASTEN ETHAN IRWIN and wife, RUBY J. IRWIN.

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. 120 on the Plan of Twin Lawn Subdivision as shown by the Plan of Record in Book 2331, page 9, said Register's Office.

SAID Lot No. 120 fronts 120 feet on the southwesterly side of Colfax Drive and runs back between lines 178.5 feet on the northwesterly side and 163 feet on the southeasterly side to a dead line in the rear and measures 60 feet on said dead line.

BEING the same property conveyed to Forrest H. McKnight and wife, Sarah F. McKnight by Deed from Building Corporation of America of record in Book 4574, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2338, page 511, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the curreny year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 826 Colfax Drive, Nashville, Tenn. 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 our hand s this 19th day of April, 19 76

Forrest H. McKnight
FORREST H. MC KNIGHT

Sarah F. McKnight
SARAH F. MC KNIGHT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest H. McKnight and wife, Sarah F. McKnight

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 19th day of April 19 76

Commission expires April 27, 1977

E. N. Summers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
FORREST H. MC KNIGHT ETUX

TO
HASTEN ETHAN IRWIN ETUX

File in Box 4

D 46322

IDENTIF. REFERENCE

APR 26 3 18 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR 26 76	CONV	25,000.00			
APR 26 76	S'TAX		B*	65.00	
APR 26 76	PR'FEE		B*	.50	
APR 26 76	W'DEED		B*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.