FORM NO. WD-1

BOOK 5030 PAGE 646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39000.00

R. D. Morgenstern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 6-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald D. Morgenstern (NAME)	Lomas & Nettleton, Inc. (NAME)	MAP 75-8
639 Denver Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Beach (STREET ADDRESS)	PAR. 20
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	M.P

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, Robert M. Irby and wife, Ann C. Irby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald D. Morgenstern and wife, Virginia M. Morgenstern

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. 234, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

The Said Lot No. 234 fronts 81.00 feet on the northeasterly side of Denver Drive and extends back 151.36 feet on the northwesterly line and 151.74 feet on the southeasterly line to a dead line at the rear measuring 81.0 feet thereon.

Being the same property conveyed to Robert M. Irby and wife, Ann C. Irby, by deed from F.E. Stratton, Jr., and wife, Bettie S. Stratton, as of record in Book 4405, page 969, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4405, page 971, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 639 Denver Drive Hermitage, Tennessee 37076
(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 28 day of May, 19 76

Robert M. Irby

Ann C. Irby

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 Robert M. Irby and wife, Ann C. Irby

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 28th day of May 1976.

Commission expires 11-20-1976

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 (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
Robert M. Irby et ux

TO
Reginald D. Morgenstern et ux

D 5 1 6 1 7

IDENTIF. REFERENCE

JUN 1 2 23 PM '76

FEL... ...GISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
[illegible]
NA[illegible], TENN. 37214

JUN-1 76	CONV	39,000.00			
JUN-1 76 S'TAX			B*	101.40	
JUN-1 76 PRT FEE			B*	.50	
JUN-1 76	MTGEED		B*	4.00	* 105.90