| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| William Matt Irion III (NAME) | First American National Bank (NAME) | 116-12 |
| 3802 Abbott Martin Road (STREET ADDRESS OR ROUTE NUMBER) | Guaranty Mortgage Company Division First American Center (STREET ADDRESS) | 97 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100----------DOLLARS

Cash in hand paid by WILLIAM MATT IRION III and wife, BARBARA JEAN IRION, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantee to assume and pay the unpaid balance of a note dated July 6, 1976, executed by James DeBow and wife, Laurine Vail Casey to First American National Bank of Nashville in the original principal amount of $56,000.00 filed for record in Book 5043, page 892, Register's Office for Davidson County, Tennessee.

We, JAMES DEBOW CASEY and wife, LAURINE VAIL CASEY,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM MATT IRION III and wife, BARBARA JEAN IRION

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. 19 of Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 19 fronts 120 feet on the northerly side of Abbott Martin Road and runs back 148.3 feet on the westerly line and 176.9 feet on the easterly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to James DeBow Casey and wife, Laurine Vail Casey by deed from Gary W. Fox and wife, Elizabeth B. Fox, of record in Book 5043, page 890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Metro tax which has been prorated and is hereby assumed by the grantees.

As a further consideration of this sale, the escrow account for taxes and insurance held by First American National Bank, Guaranty Mortgage Division, is transferred to the grantees who have reimbursed the grantors for the account.

| | | | | | |
|---|---|---|---|---|---|
| JUN-97 | CONV | 89,500.00 | | | |
| JUN-97 | S'TAX | | B* | 232.70 | |
| JUN-97 | PR'FEE | | B* | .50 | |
| JUN-97 | W'DEED | | B* | 4.00 | * 237.20 |

unimproved ( )
This is improved ( ) property, known as 3802 Abbott Martin Road (House Number) (Street)

Nashville, Tennessee
(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

BOOK 5157 PAGE 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James DeBow Casey and wife, Laurine Vail Casey

the bargainors, 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 9th day of June, 19 77.

My commission expires April 26, 1978 Notary Public L. S. Richards

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 $ 89,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William M. Irion III

Sworn to and subscribed before me
this 9th day of June, 19 77.

My commission expires April 26, 1978 Notary Public L. S. Richards

This instrument was prepared by:

| Name | Address |
|---|---|
| Briley, Richards & Wrenne, Attys. | 344 4th Ave. North, Nashville, Tennessee 37219 |

WARRANTY DEED
G-248388 SN
FROM
JAMES DEBOW CASEY ET UX
TO
WILLIAM MATT IRION III ET UX

E 08266

FRONTIER REFERENCE
JUN 9 3 41 PM '77
DAVIDSON COUNTY, TENN.

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

File - Pioneer Title