BOOK 5528 PAGE 800

WARRANTY DEED

REAU E. FOLK, JR. FORM 5243

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-8-32	Mr/Mrs James W. Waters	First Investment Co. Main Post Office Box 749-43216 Columbus, Ohio
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 27203-708
8DA-26520	619 Annex Avenue	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

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

11/13/79 0940 CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) 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, as of record in Book 4582, page 574,

SAMUEL R. IRWIN and wife, JOYCE ANN IRWIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. WATERS and wife, GITTA B. WATERS

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:

Being the northeasterly one-quarter of Lot No. 54 on the Plan of West Nashville Annex, as of record in Book 332, page 11.

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 Samuel R. Irwin and wife, Joyce Ann Irwin, by deed from Melvin K. Nodine and wife, Willa K. Nodine, as of record in Book 4944, page 805.

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 shown above and 1979 taxes which have been prorated and assumed by Grantees.

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 8th day of November, 1979.

Samuel R. Irwin

Joyce Ann Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Samuel R. Irwin and wife, Joyce Ann Irwin 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 8th day of November, 1979.

My commission expires: 7-27-81

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 $32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 79

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

SAMUEL R. IRWIN AND WIFE

TO

JAMES W. WATERS AND WIFE

F. 6 3 0 3 2

IDENTIF. REFERENCE

Nov 13 10 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5528 PAGE 802

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32500.00- CO	
			65.54 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	92.04-
5243A	11/13/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6 3 0 3 2

IDENTIF. REFERENCE T

NOV 13 10 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 725141