ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
William Glen Foxall (NAME)	Mercantile Mortgage Company (NAME)	104-1
116 39th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	P. O.Box 14569 (STREET ADDRESS)	287
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	25W-8130

WARRANTY DEED

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

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Bernice A. Irwin, an unmarried widow

have bargained and sold, and by these presents do transfer and convey unto the said William Glen Foxall and wife, Joanne Foxall

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

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Part of West Grove Subdivision of record inBook 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the easterly side of 39th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to H. M. Irwin Sr., and wife, Bernice A. Irwin by deed from Jesse R. Bartee and wife, Evelyn Peach Bartee of record in Book 2648, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

The said H. M. Irwin, Sr., having since died.

unimproved ( )
This is improved (X) property, known as 116 39th Avenue North (House Number) (Street)
Nashville, Tennessee 37209 (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 17th day of December, 19 79.

+ Bernice A. Irwin

+ Bernice A. Irwin

BOOK 5545 PAGE 478

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 Bernice A. Irwin, an unmarried widow

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 19 79.

My commission expires 7-30-80 Notary Public

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 $ 31,000.00

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

Bernice Irwin Faulk

Sworn to and subscribed before me this 17th day of December, 19 79.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tenn. 37219

Name Address

FEE $ 1.00 RECORDED
DEC 18 3 36 PM '79
RECEIVED IN REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 68694

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

FROM

TO

WARRANTY DEED - CORP.

2634

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5545 PAGE 479

RECEIVED OF _____

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

31500.00- CO
62.94 CO TX
.50 PRFEE
6.00 MISC
CHECK 69.44-
2634A12/18/79 34L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68694

IDENTIF. REFERENCE

DEC 18 3 36 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 732306