BOOK 5613 PAGE 886

4758 06/17 12:00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$5,000.00 Dwight Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 80

Paula B. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY & GREGORY, 1161 Murfreesboro Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Holland (NAME)	Same (NAME)	83-13-161
1213 Boscobel St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18W-05960
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(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, Jerry D. Irons and wife, R. Ellene Irons and James R. Irons and wife, Melodie W. Irons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight Holland and wife, Kay B. Holland as tenants by the entirety

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:

BEING Lot No. 147 on the Plan of East Edgefield Addition to Nashville, of record in Book 21, page 147, said Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Jerry D. Irons and wife, R. Ellene Irons and James R. Irons and wife, Georgia Irons by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 4577, page 875. The said Georgia Irons by quitclaim deed of record in Book 5071, page 146, said Register's Office and pursuant to a divorce decree conveyed all her interest in the property to Jerry D. Irons and wife R. Ellene Irons and to James R. Irons.

THIS conveyance is subject to any and all existing easements of record in the Register's Office for Davidson County, Tennessee.

THE SAID Melidie W. Irons joins in this conveyance for the express purpose of conveying any interest she might have in the property especially her marital interest.

This is (unimproved ( ) improved (XX) property, known as 1213 Boscobel Street Nashville, Tennessee
(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 hands this 3rd day of June, 19 80

Jerry D. Irons — JERRY D. IRONS
R. Ellene Irons — R. ELLENE IRONS
James R. Irons — JAMES R. IRONS
Melody W. Irons — MELODIE W. IRONS

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 Jerry D. Irons and wife, R. Ellene Irons and James R. Irons and wife, Melodie W. Irons

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 3rd day of June 19 80

Commission expires 1-18-82

Patsi B. Sneed
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

JERRY D. IRONS ET AL

TO

DWIGHT HOLLAND AND WIFE,

KAY B. HOLLAND

F 9 3 8 6 1

IDENTIF. REFERENCE

JUN 17 3 26 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 25

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5613 PAGE 888

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	19.50-
4758A06/17/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F93861

T
IDENTIF. REFERENCE

JUN 17 3 26 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 763228