THIS INSTRUMENT PREPARED BY:
Boult, Cummings, Conners & Berry
21st Floor, First American Center
Nashville, Tenn. 37238

BOOK 5842 PAGE 123

Address New Owner(s) as Follows:	Send Tax Bills to:	Map & Parcel Number
Karen L. Irby	Fidelity Federal Savings & Loan Assn.	130-11-122
4501 Wayland Drive	Fourth & Union	7 DA - 50935
Nashville, Tennessee 37215	Nashville, Tn. 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, RICHARD F. WARREN,JR., and wife, CATHY L. WARREN (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Karen L. Irby, a single person, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 4798, page 509, Register's Office for said County, payment of which has been assumed by Grantee.

3. All other easements, restrictions and encumbrances of record.

This is improved property, known as 4501 Wayland Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor doès further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of January, 1982.

G 7605.1

IDENTIFICATION REFERENCE

JAN 18 2 32 PM '82

FELIX [illegible] REGISTER DAVIDSON [illegible]

Richard F. Warren, Jr.

Cathy L. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me this the 12th day of January, 1982

Affiant

My commission expires:

(Affix Seal)

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, E. Berry Holt, III, a Notary Public in and for said County and State, the within named RICHARD F. WARREN, JR. and wife, CATHY L. WARREN, 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 12th day of January, 1982.

Notary Public

My Commission Expires: 7/18/82

EXHIBIT A

Being Lot No. 5 and the southerly part of Lot No. 4 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County described as follows:

Beginning at a point in the westerly margin of Wayland Drive at the corner of Lots 5 and 6; thence with the margin of Wayland Drive, northerly 125.28 feet to a point which is .5 feet north from the common northerly corner of Lots 4 and 5; thence North 73° 34' West, partly along the north line of a rock wall, 139.4 feet to a point; thence North 80° 19' West 494 feet to the common westerly corner of Lots 4 and 5; thence southerly 80 feet to the corner of Lot 6; thence with the line between Lots 5 and 6, easterly 607.5 feet to the point of beginning.

Being the same property conveyed to Richard F. Warren, Jr. and wife, Cathy L. Warren, by deed from Charles J. Sanders, III and wife, Mary Virginia J. Sanders, of record in Book 5081, page 444, Register's Office for Davidson County, Tennessee, as corrected in Book 5099, page 119, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5842 PAGE 126

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

80000.00- CO
200.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 217.50-
811901/18/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76051

IDENTIF. REFERENCE

JAN 18 2 32 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 862837