File B43

This instrument was prepared by: Edward Seddon, Attorney , , , 295 Plus Park Blvd. Suite J Nashville, TN 3721

Mail Tax Statements To:

Bailey Mortgage Company
P.O. Box 1389
Jackson, Mississippi 39205

Property Address:

Mr. and Mrs. Bruce T. Aderholt
5034 Suter Drive
Nashville, TN 37211

BOOK 5881 PAGE 12

G.8.9833

IDENTIF. REFERENCE

MAY 5 11 00 AM '82

FELIX Z. NIESCHELL REGISTER
DAVIDSON COUNTY, TN

Ann Rains Irwin

TO: ASSUMPTION WARRANTY DEED

Bruce T. Aderholt, ET UX

Map 147-10
Parcel 35
6DU-42060

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Ann Rains Irwin, a single person, as Grantor has bargained and sold and does transfer and convey unto the Grantees, Bruce T. Aderholt and wife, Hannah R. Aderholt as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 280 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, Register's Office for said County, as follows:
SAID Lot No. 280 fronts 95 feet on the southeasterly margin of Suter Drive and runs back 145.3 feet on the southwesterly line and 143.1 feet on the northeasterly line to a dead line measuring 85.1 feet thereon.

Being the same property conveyed to Gilbert M. Irwin, Jr. and wife, Anne R. Irwin by deed from Charles R. Sain and wife, Ruth N. Sain, of record in Book 4670, page 864, Register's Office, Davidson County, Tennessee.
Said property having since been divested from Gilbert M. Irwin, Jr. to Ann Rains Irwin by divorce decree Dockett no. 93758 in the Fourth Circuit Court Davidson County, Tennessee and filed for record in Book 5470, Page 989, Register's Office said County.

Property is subject to a First Mortgage Deed of Trust securing Guaranty Mortgage Company of Nashville of record in Book 4061, Page 675 Register's Office said county which Grantees assume and have purchased the escrow account in connection with said loan.

Property is subject to restrictive covenants of record in Book 3279, Page 556 Register's Office said County.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantees, Bruce T. Aderholt and wife, Hannah R. Aderholt, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same; that it

is unencumbered; and, that she will forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTOR makes OATH that the fair, cash market value of the real estate herein conveyed is $56,000.00.

IN WITNESS WHEREOF, the Grantor has hereunto affixed her signature on this the 29th day of April, 1982.

X Ann Rains Irwin
Ann Rains Irwin
Ann Rains Irwin and Ann R. Irwin being one and the same person.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Rains Irwin, a single person, the within named 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 seal of office on this the 29th day of April, 1982.

(SEAL)
Notary Public

My Commission Expires: 1-2-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

V Bruce T. Ackerbolt
Affiant

Subscribed and sworn to before me this the 29th day of April, 1982.

Notary Public

My Commission Expires: 1-2-84

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

RECEIVED OF _____

FOR BOOK 5881 PAGE 14

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
			56000.00- CO	
			145.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	152.10-
5298A	05/05/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 89833
Identify Ref.
May 5 11:00 AM '82
Felix Z. Wilson II
Davidson Co. TN

No. 879307