FORM NO. WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1985

Notary Public

MY COMMISSION EXPIRES: April 12, 1987

(AFFIX SEAL)

BOOK 6689 PAGE 409

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 509 Stahlman Building, Nashville, Tennessee. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack W. Irwin, et ux (NAME)	Merrill Lynch Mortgage Corp. (NAME)	Map 115-14
417 Grayson Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 85366 (STREET ADDRESS)	Par. 7
Nashville, Tennessee. 37205 (CITY) (STATE) (P.O. ZIP)	San Diego, California. 92138-5366 (CITY) (STATE) (ZIP)	8DZ-72390

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, GAYLAND SHRADER-MAFFEI and SUZANNE SHRADER-MAFFEI, both single persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK WALTER IRWIN and wife, NANCY S. IRWIN

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:

Land in Davidson County, Tennessee, being Lot No. 804 on the Plan of West Meade Farms, Inc., Section 9 as of record in Book 2331, page 78, Register's Office for said County.

Said Lot No. 804 fronts 160 feet on the northerly margin of Grayson Drive and extends back 267.9 feet on the westerly line and 577.2 feet on the easterly line to a broken line in the rear measuring 403 feet thereon.

Being the same property conveyed to Gayland Shrader-Maffei and Suzanne Shrader-Maffei by deed from Nelson J. Gammans and wife Theodora D. Gammans, of record in Book 5958, page 938, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage Deed of Trust of record in Book 5299, page 719, said Register's Office, the debt secured thereby is hereby assumed by the Grantees and the Escrow Account in connection therewith is hereby transferred to the Grantees by the Grantors. This conveyance is further made subject to a second mortgage Deed of Trust of record in Book 5958, page 941, said Register's Office, the debt secured thereby is also assumed by the Grantees who agree to pay same as it becomes due and payable.

5720

IDENTIFICATION

FEE

Property is improved (X) property is unimproved ( ) property is known as 417 Grayson Drive, Nashville, Tennessee. 37205
(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 hand this 24th day of October, 1985

Gayland Shrader- Maffei

Suzanne Shrader-Maffei

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6699 PAGE 410

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayland Shrader-Maffei

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1985.

Commission Expires July 18, 1987 — Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Shrader-Maffei

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 1985.

Commission Expires April 19, 1987 — Notary Public

WARRANTY DEED

FROM

Gayland Shrader-Maffei and

Suzanne Shrader-Maffei

TO

Jack Walter Irwin and wife,

Nancy S. Irwin

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6699 PAGE 411

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			960[illegible].00- [illegible]	
			2496.01 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
	VD		2496.01- [illegible]	
			249.60 [illegible]	
			CHECK 936.10-	
			2770A11/01/85 BAL [illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45720

IDENTIFY REFERENCE

Nov 1 1 17 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 188078