THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6724 PAGE 73

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOU H. IRBY et al, (NAME)	NATIONWIDE LENDING GROUP (NAME)	MAP 83-4
2518 CARTER AVENUE (STREET ADDRESS OR ROUTE NUMBER)	753 BROAD STREET (STREET ADDRESS)	PARCEL 241
NASHVILLE, TN 37206 (CITY) (P. O. ZONE) (STATE)	AUGUSTA, GEORGIA 30902 (CITY) (ZONE) (STATE)	15DA-39174

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

STEVE E. PETTY AND ROBBIE JO PETTY, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said LOU H. IRBY, NELLIE H. HIGGINS AND MARY HIGGINS, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the 2nd Addition to Section V, Dugger Heights, as of record in Book 2330, page 50, Register's Office for said County.

Said Lot No. 2 fronts 136.60 feet on the south side of Carter Street and runs back 143.95 feet on the east line and 172.9 feet on the west line, to a dead line in the rear on which it measures 132.27 feet.

Being the same property conveyed to Steve E. Petty et ux, Robbie Jo Petty by deed from Richard R. Minchey et ux, Julia E. Minchey of record in Book 5185, page 436, said Register's Office, said Steve E. PEtty and Robbie Jo Petty having since divorced by Decree of the Probate Court for Davidson County, Tennessee, No. 85D-971 and said Decree being of record in Minute Book 31B, page 872, of said Court. Pursuant to said Decree the parties were vested with continuing as joint owners in said property as tenants in common.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 19th day of November 19 85.

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2518 Carter Avenue, Nashville, Tn 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever.* We *covenant that* we *are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 19th *day of* November *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x Steve E. Petty
STEVE E. PETTY

x Robbie Jo Petty
ROBBIE JO PETTY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersgined, a Notary Public in and for said County and State, STEVE E. PETTY AND ROBBIE JO PETTY

the within named bargainor S....., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 14th day of November, 19 85.

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....
this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 3 9 01 AM '85

IDENTIFI REFERENCE

57549

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

65000.00- CAMT.
169.00 STAX
.50 PRFEE
6.00 MSC TX
CHECK 175.50-
2073A12/03/05 REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57549

IDENTIFIT REFERENCE

DEC 3 9 01 AM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197157