This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Same

NAME OF MORTGAGEE:
William C. Irwin
133 Hermitage Woods Drive
Hermitage, Tn. 37076

ADDRESS NEW OWNERS:
William C. Irwin
P.O. Box 132
Hermitage, Tn. 37076

MAP 86, GROUP 11A, PARCEL 59

RECEIVED
JAN 20 9 07 AM 1988
DAVIDSON COUNTY TN
IDENTIFICATION REFERENCE
00808

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY EIGHT THOUSAND ($58,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, EUGENE MANGUM AND WIFE, MARY JO ELAM MANGUM AND THEODORE S. MACDONALD AND WIFE, DEBORAH B. MACDONALD, have this day bargained and sold and do hereby transfer and convey unto WILLIAM C. IRWIN AND WIFE, PHYLLIS B. IRWIN, their heirs and assigns, the following described property:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 4, Building No. 2, in the Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, as established by a Master Deed of record in Book 4753, page 140, Register's Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in said Register's Office to which reference is hereby made, Garage number 2-4-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Eugene Mangum and wife, Mary Jo Elam Mangum and Theodore S. MacDonald and wife, Deborah B. MacDonald by warranty deed of Andrew W. Regg, Jr. and wife, Wilma M. Regg of record in Book 6812, page 784, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said William C. Irwin and wife, Phyllis B. Irwin, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said William C. Irwin and wife, Phyllis B. Irwin, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1988 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 86-11A-59; Field Book No. 4D-89014.

2. Restrictive covenants contained in instrument of record in Book 4743, page 258, Register's Office of Davidson County, Tennessee.

3. Master Deed contained in instrument of record in Book 4753, page 140, Register's Office of Davidson County, Tennessee.

4. All matters appearing on the Revised Plan of Hermitage Woods Condominium Apartments, of record in Book 4860, pages 62-64, Register's Office of Davidson County, Tennessee.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said William C. Irwin and wife, Phyllis B. Irwin, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 27 day of January, 1988.

REC'D JAN 28 0101 DOC-CHK 168.90

Eugene Mangum
EUGENE MANGUM

Mary Jo Elam Mangum
MARY JO ELAM MANGUM

Theodore S. MacDonald
THEODORE S. MACDONALD

Deborah B. MacDonald
DEBORAH B. MACDONALD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Eugene Mangum and wife, Mary Jo Elam Mangum and Theodore S. MacDonald and wife, Deborah B. MacDonald, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 27 day of January, 1988.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $58,000.00.

William C. Irwin

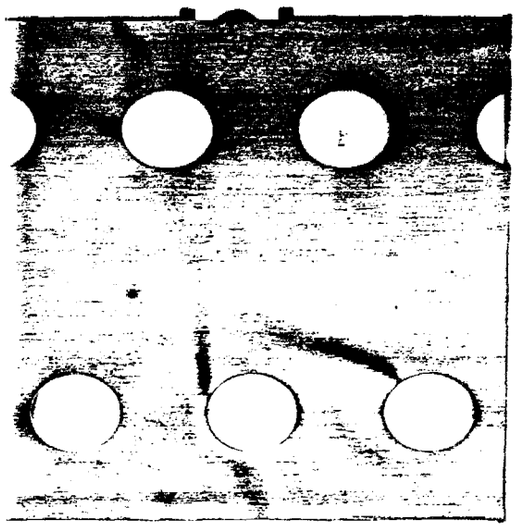
Sworn to and subscribed to before me, on this the 27 day of January, 1988.

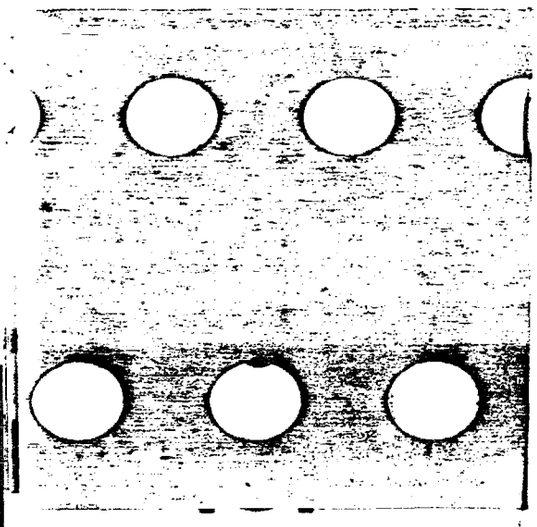
(SEAL)

Cynthia M. Beard

My Commission Expires:
Feb. 11, 1990

TMG1F





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 764

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	59000.00
CON TX	162.40
PRFEE	0.50
MDEED	6.00
TOTAL	168.90
CHECK	168.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2041

000808

IDENTIFICATION REFERENCE

JAN 28 9 07 AM '68

[illegible] DAVIDSON COUNTY, TN

No. 56935