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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Russell A. Wilkinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 89

Notary Public Ollie Mai Parker

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell A. Wilkinson	CTX Mortgage Company	MAP 95-3
(NAME) 2302 Sweetwood Road	(NAME) P.O. Box 19000	PARCEL 59
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) Dallas, TX 75219-9000	3DZ 05640
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Susie J. Irwin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell A. Wilkinson, unmarried

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:

BEING Lot No. 114 on the Plan of Merry Oaks, as of record in Book 1835, pages 57 and 68, Register's Office for said County.

Said Lot No. 114 fronts 110 feet on the north side of Sweetwood Road, and runs back 150.6 feet on the west line and 163.5 feet on the east line, to a dead line in the rear on which it measures 111.1 feet.

BEING the same property conveyed to Frank E. Irwin and wife, Susie J. Irwin by deed from Ralph N. Finchum and wife, Clara Tye Finchum, filed of record in Book 2808, page 597, Register's Office for Davidson County, Tennessee.

Frank E. Irwin now being deceased.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

09948

FEB 21 8 59 AM '89

RUSH

8364 02/21 0101 03CHECK 277.10

This is improved ( ) unimproved ( ) property, known as XX 2302 Sweetwood Road (House Number) (Street) Nashville (P. O. Address) TN 37214 (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 my hand this 17th day of February, 19 89

Susie J. Irwin

Susie J. Irwin

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Susie J. Irwin

(or proved to me on the basis of satisfactory evidence)

the 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 official seal at Nashville, Tennessee, this 17th day of February, 19 91

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE }
}

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

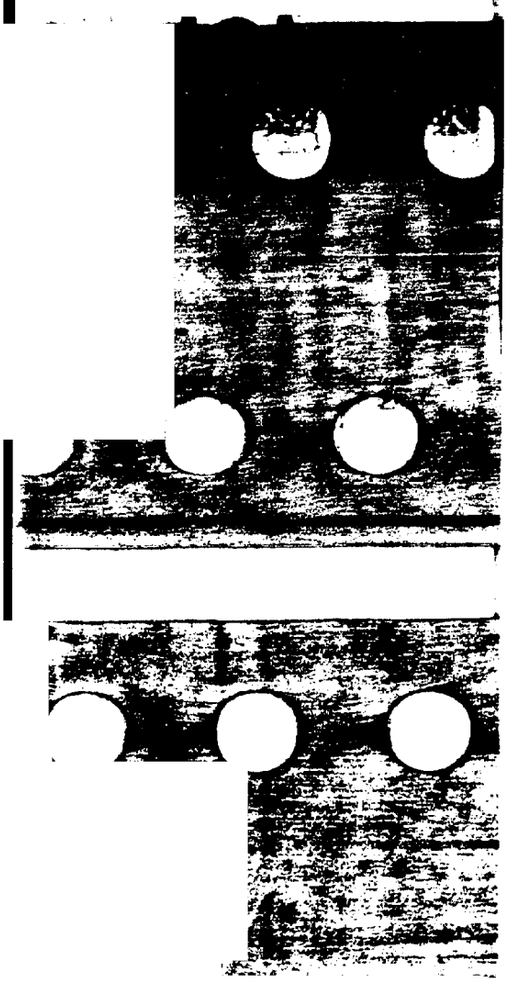
[illegible]

TO

[illegible]

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



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 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 82000.00
CON TX 270.60
PRFEE 0.50
WDEED 6.00
TOTAL 277.10
CHECK 277.10

02/21/89 01 09:00 0001 8364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06648

FEB 21 8 59 AM '89

No. 182817