This Instrument Prepared By:

Fred C. Dance
Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

New Owner Is:
JOCELYN A. IRBY

Send Tax Bills To:
~~Carbondale IL~~ 206 Emerald La.
Carbondale Ill 62901

Map-Parcel Numbers
142-11-145.00

RUSH

JAN 25 2 11 PM '90

IDENTIF. REFERENCE

98517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

John T. Irby
AFFIANT

Subscribed and sworn to before me this 19th day of December, 1989.

Fred C. Dance
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 3/27/93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, JOHN T. IRBY hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said JOCELYN A. IRBY, hereinafter referred to as Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan of Valley West, Section V, as of record in book 4175, page 64, said Reigister's Office.
>
> Said Lot No. 13 and 14 adjoin and front together 203.40 feet on the southerly side of Birch Bark Drive and runs back 194.74 feet on the easterly line and a total of 228.39 feet on the westerly line to a line in the rear which measures 55.25 feet thereon.
>
> Being the same property conveyed to John T. Irby by deed from James L. Gresham and wife, Beverly S. Gresham of record in Book 5697, page 935, Register's office for Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

I, the Grantor, do covenant with the said Grantee that I the Grantor am lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that the same is unencumbered, except a first mortgage debt which is assumed by the Grantee and 1989 taxes which are prorated as of the date hereof and paid from the proceeds of this sale.

I, the Grantor, do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19th day of December, 1989.

JOHN T. IRBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN T. IRBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 19th day of Dec, 1989.

NOTARY PUBLIC

My Commission Expires: 3/27/93

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5.00