THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8056 PAGE 72

ADDRESS NEW OWNER:

ROBERT ALBAN IRWIN, UNMARRIED
1413 ARDEE AVENUE
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 72-4
PARCEL 250

8660 03/02 0101 03CHECK 142.00

SEND TAX BILLS TO:

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Robert Alban Irwin
AFFIANT

Subscribed and sworn to me, this the 1st day of MARCH, 1990.

Notary Public
My commission expires: 11/10/92

07579

IDENTIF. REFERENCE

MAR 2 9 18 AM '90

DAVIDSON COUNTY TN.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

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, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARY E. POTTER, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT ALBAN IRWIN, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1413 ARDEE AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Mary Elizabeth Potter and Mary E. Potter are one and the same person.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15th day of MARCH, 1990.

Mary E. Potter
By James A. Irwin, Atty in Fact
MARY E. POTTER, BY HER ATTORNEY-IN-FACT, JAMES A. IRWIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. IRWIN, to me known to be the person who executed the foregoing instrument in behalf of MARY E. POTTER and acknowledged that HE executed the same as the free act and deed of the said MARY E. POTTER, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 15T day of MARCH, 1990

Notary Public

My Commission Expires: 11/10/91

EXHIBIT 'A'

BEING Lot No. 26 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

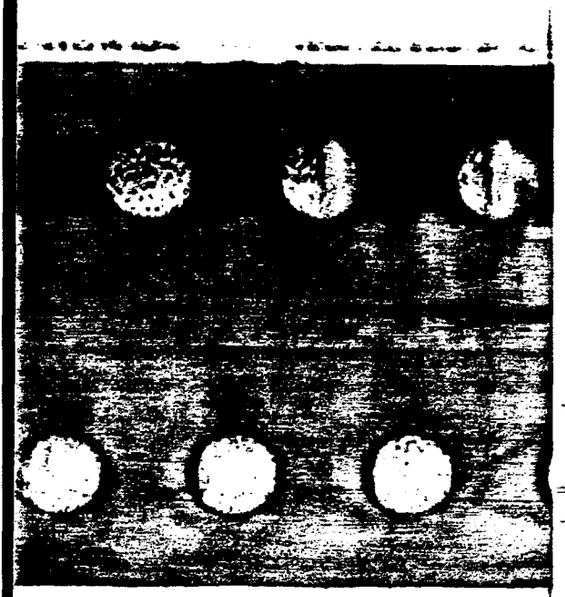
Said Lot No. 26 fronts 100 feet on the easterly side of Mildred Avenue and runs back between parallel lines 175 feet to a dead line.

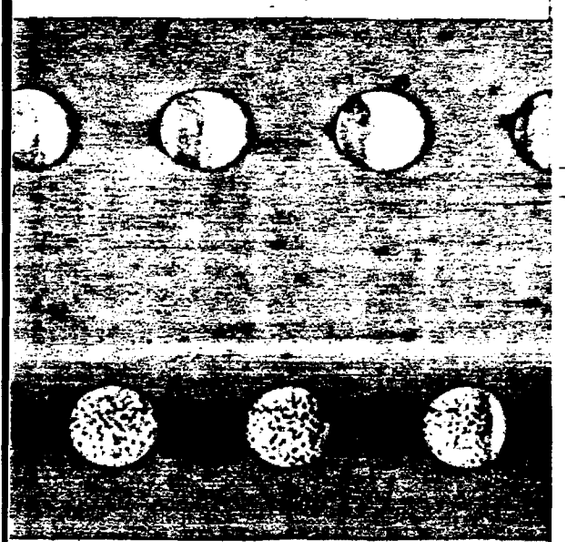
Being the same property conveyed to H.H. Potter et ux, Mary Elizabeth Potter, by Deed from Henry M. Moore et ux, Bobbie Gary Moore, of record in Book 2029, page 189, Register's Office for Davidson County, Tennessee, the said H.H. Potter having since died, the property vests solely in his widow, Mary Elizabeth Potter.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 843, page 95, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 75

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

CAMT 40000.00
CON TX 132.00
PRFEE 1.00
MDEED 9.00
TOTAL 142.00
CHECK 142.00

03/02/90 01 09:18 0001 8660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07579

IDENTIF. REFERENCE

MAR 2 9 18 AM '90

DAVIDSON COUNTY TN.

No. 297172