Bat 6

agh4052/cmm:03/10/90

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Send Tax Bills To: Map-Parcel No.

Jim and Judy Irwin
960 44th Ave. N.
Nashville, TN. 37209

Same

91-08
230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

John B. Ewing
Affiant

Subscribed and sworn to before me, this the 23 day of March, 1990.

Notary Public

My Comm. Expires: 1/1/92

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sierra Construction, Inc., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jim Irwin and wife, Judy Irwin, herein collectively called "GRANTEE", their successors, heirs, and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 960 44th Ave. North.

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, their successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, 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 its hand this 23 day of March, 1990.

SIERRA CONSTRUCTION, INC.

BY: [signature]

TITLE: President

13422

IDENTIF. TREFERENCE

MAR 26 11 40 AM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R Bryon Easterly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Sierra Construction, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23 day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 1/14/90

**EXHIBIT A**

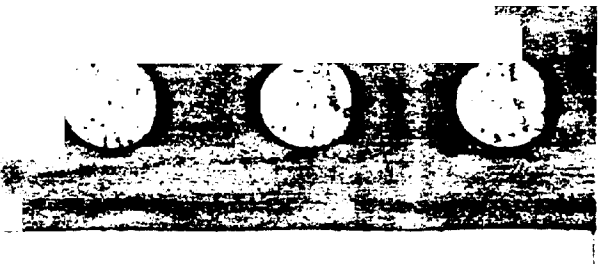
Being Lot No. 7 on the Subdivision of Lot No. 27 etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of 44th Avenue North, formerly Laughlin Street, at the intersection of the center line of said Avenue and the southwesterly right-of-way line of the N.C. & St.L.R.R., being the northeast corner of Lot No. 8 on said plan; thence with the center of said Avenue, being the line between said Lots Nos. 7 and 8 southwardly 200.3 feet to the southeast corner of said Lot No. 8; thence South 88 ¼ deg. east 156.5 feet to said right-of-way line; thence with same, northwestwardly to the beginning.

Being the same property conveyed to Sierra Construction, Inc., by deed from Frances E. Prince, of record in Book 7743, page 868, Register's Office for Davidson County, Tennessee.

5549 03/26 0101 03CHECK 211.30





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

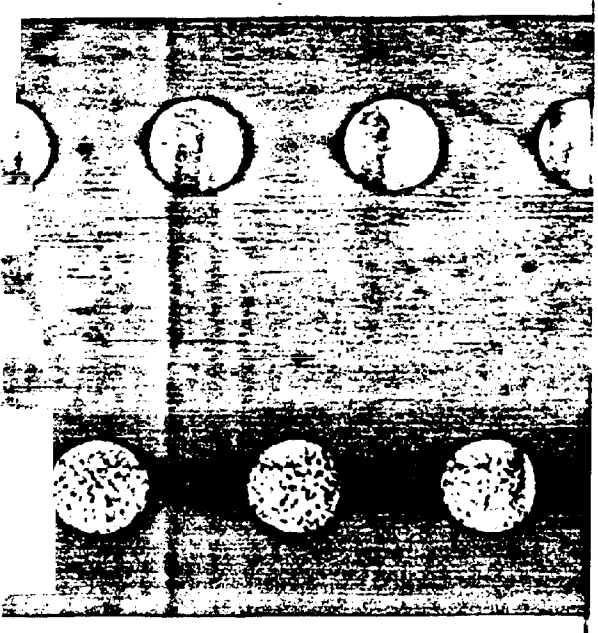
RECEIVED OF _____

FOR _____

BOOK 8072 PAGE 173

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 61000.00 |
| CON TX | 201.30 |
| PRFEE | 1.00 |
| MTGTAX | 9.00 |
| TOTAL | 211.30 |
| CHECK | 211.30 |

03/26/90 01 11:41 0001 5549

MAR 26 11 40 AM '90

DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

11 3422

No. 303974