File 41

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Irwin & Irwin Co., Inc. 199 SPENCE LN NASHVILLE, TN. 37210	SAME	P/O 41-12 Parcel 77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Gary L. Irwin
Affiant

Subscribed and sworn to before me this 6th day of April 1990.

Notary Public

My Commission Expires: 11-3-93

NOTARY PUBLIC AT LARGE

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROBERT L. EATHERLY and wife, FRANCES B. EATHERLY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto IRWIN & IRWIN CO., INC., hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of Subdivision of Commercial Lot 6, Bellshire Estates, Section I which is of record in Book 7900, Page 74, Register's Office for Davidson County, Tennessee, to which reference may be had for a more complete description.

Being part of the same property conveyed to Robert L. Eatherly, by deed from Nellie M. Grinnell, a single person, of record in Book 5032, Page 176, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Book 7900, Page 74, Register's Office for Davidson County, Tennessee which shows a 25 foot easement for public utilities and accessway along the western boundary and two anchor easements, a drainage easement across the southerly portion of the property and an overhang easement along the northerly part of the property; restrictive covenants in Book 2294, page 346, amended in Book 2298, page 109, and further amended by instrument in Book 4476, page 565, Register's Office for Davidson County, Tennessee; minimum building setback to be established by Metro Zoning Regulations as shown on said plan; and an agreement for dedication of easement for sanitary sewers and for storm drainage of record in Book 8060, Page 162, said Register's Office.

This is unimproved property, known as Darbytown Drive, Nashville, Tennessee

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, its successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantee herein assumes and agrees to pay.

AND we, the said Grantors do further covenant and bind ourselves and our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of MARCH, 1990.

Robert L. Eatherly
Robert L. Eatherly

Frances B. Eatherly
Frances B. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of March, 1990, before me personally appeared ROBERT L. EATHERLY and wife, FRANCES B. EATHERLY, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of March, 1990.

Notary Public

My Commission Expires: 3-7-93

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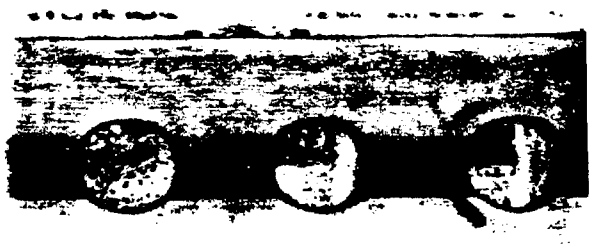
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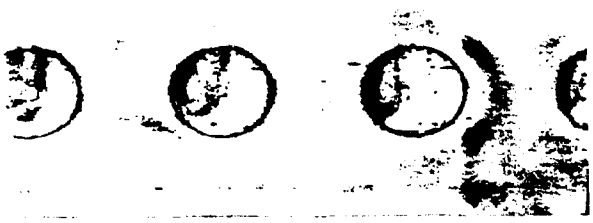
IDENTIF. REFERENCE

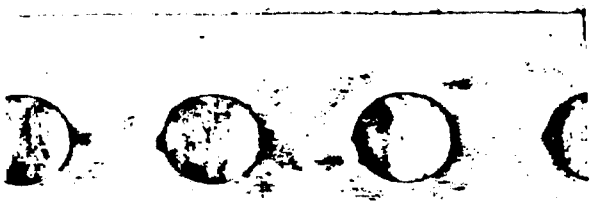
APR 6 4 07 PM '90

DAVIDSON COUNTY TN.

17201









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8083 PAGE 642

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	30000.00
CON TX	99.00
PRFEE	1.00
MDEED	6.00
TOTAL	106.00
CHECK	106.00

04/06/90 01 16:04 0001 9169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7201

IDENTIF - TREFERENCE

APR 6 4 07 PM '90

REGISTRATION
DAVIDSON COUNTY TN.

No. 308308