car3343/lrn:11/07/90
WNK010-006

FROM: WALTER R. KEMP, AN UNMARRED PERSON

TO: WILLIAM COMER IRELAND, JR. AND WIFE, JANE B. IRELAND

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.
William Comer Ireland, Jr. and wife, Jane B. Ireland	SAME	Map 116-1-A Parcel 6
4429 East Brookfield Dr. Nashville, Tn. 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant Jane B. Ireland

Subscribed and sworn to before me, this the 8th day of November, 1990.

Carol R. Kemp
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Walter R. Kemp, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto William Comer Ireland, Jr. and wife, Jane B. Ireland, hereinafter called "GRANTEES", their 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 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 unimproved property.

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 GRANTOR does covenant with the said GRANTEES that he 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 himself, his heirs, successors, assigns, 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.

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IDENTIF. TREFERENCE
NOV 8 3 46 PM '90
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

WITNESS my hand this the 8th day of November, 1990.

Walter R. Kemp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 3/27/93

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Dunham Springs Residential PUD, of record in Book 6250, page 936, Register's Office for said County.

Said Lot No. 6 fronts 73.54 feet on the southerly margin of Dunham Springs Lane and extends back 142.15 feet on the easterly line and 149.37 feet on the westerly line to a broken line in the rear, measuring 130.51 feet thereon.

Being the same property conveyed to Walter R. Kemp by Warranty Deed from Dunham Springs Corp., of record in Book 7908, page 14, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Declaration of Covenants, Conditions and Restrictions for Dunham Springs, of record in Book 6875, page 530, said Register's Office.

2. All matters as shown on the Plan of record in Book 6250, page 936, said Register's Office.

3. Conveyance of sanitary sewer, of record in Book 7593, page 527, said Register's Office.

4. Conveyance of water mains, of record in Book 7593, page 590, said Register's Office.

5. Sanitary sewer and/or storm drainage and water mains easements of record in Book 7899, page 677, and of record in Book 7903, page 993, said Register's Office.

6. The rights of the public and subject to easements if any, across that portion of subject property which was closed by The Council of the Metropolitan Government of Nashville and Davidson County, Council Bills Nos. 85-1074 and 82-1062, County Court Clerk's Office for said County. (Affects common area only)

7. Rights of others in and to the common areas.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 281

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 135000.00
CON TX 445.50
PRFEE 1.00
WDEED 9.00
TOTAL 455.50
CHECK 455.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/90 01 15:46 0001 5620

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IDENTIF. REFERENCE

Nov 8 3 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371673