car3346/lrn:11/7/90
WNK010-006

Jake Book
cm

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

TO: WALTER R. KEMP

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.
Walter R. Kemp	SAME	Map 115-8
409 Powder Mill Rd.		Parcel 82
Nashville, Tn. 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Walter R. K
Affiant

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 GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Comer Ireland, Jr. and wife, Jane B. Ireland, hereinafter called "GRANTORS", has bargained and sold, and by these presents does transfer and convey unto Walter R. Kemp, hereinafter called "GRANTEE", his 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 improved property known as 409 Powder Mill Road, Nashville, Tennessee 37205.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands this the 8th day of November, 1990.

William Comer Ireland, Jr.

Jane B. Ireland

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 William Comer Ireland, Jr. and wife, Jane B. Ireland, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they 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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of West Meade Village, Section C-2, of record in Book 2331, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 260.3 feet on the southerly margin of Powder Mill Road and extends back 357.3 feet on the easterly line and 375.0 feet on the westerly line to a dead line in the rear measuring 135 feet thereon.

Being the same property conveyed to William Comer Ireland, Jr. and wife, Jane B. Ireland by deed from Gilbert S. Fox and wife, Lois Kuhn Fox of record in Book 7317, page 764, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Restrictive covenants as shown on the Plan of record in Book 2331, page 25, said Register's Office.

2. All matters as shown on the Plan of record in Book 2331, page 25, said Register's Office.

5621 11/08 0101 03CHECK 868.00

7.1160

IDENTIF. TREFERENCE

Nov 8 3 46 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 285

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 260000.00
CON TX 858.00
PRFEE 1.00
WDEED 9.00
TOTAL 868.00
CHECK 868.00

11/08/90 01 15:46 0001 5621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1:1:60

IDENTIF. TREFERENCE

Nov 8 3 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371674