BOOK 8506 PAGE 557

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31371)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 425000.00

Affiant

Sworn and subscribed before me this
9th day of December, 1991.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TAX BILLS TO GRANTEE

ADDRESS NEW OWNER:
James A. Mulloy
4429 East Brookfield Drive
Nashville, TN 37205

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle St. 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
130-13-35

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 consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Ireland, Jr. and spouse, Jane B. Ireland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Mulloy and S. Diane Miller, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of (Revised) R.E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, Register's Office for said County.

Said Lot No. 17 fronts 125 feet on the westerly margin of East Brookfield and extends back 323.5 feet on the northerly line and 452.2 feet on the southeasterly line to a dead line in the rear, measuring 295 feet thereon.

Being the same property to conveyed to William C. Ireland, Jr. and wife, Jane B. Ireland of record in Book 8128, page 202, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6.8 9 3.7

INSTRUMENT REFERENCE
Dec 12 10 16 AM '91

1883 12/12 0101)3CHECK 1579.50

This is improved property, known as: 4429 East Brookfield Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of December, 1991.

William C. Ireland, Jr.

Jane B. Ireland

State of Tennessee
County of Davidson

On this 9th day of December, 1991, before me the undersigned authority, personally appeared William C. Ireland, Jr. and Jane B. Ireland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 6.00
TOTAL 1579.50
CHECK 1579.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/91 01 10-16 0001 1883

6.8.9.3.7.

IDENTIFICATION REFERENCE

DEC 12 10 16 AM '91

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

No. 484415