This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Kenneth D. Irions and Susan M. Irions
4005 Tea Garden Way
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 150-10
PARCEL 190
2DX 05731

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael L. Franks and wife, Susan L. Franks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth D. Irions and wife, Susan M. Irions, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 16, Section 1, Jamestown Estates, of record in Book 6900, Page 592, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael L. Franks and wife, Susan L. Hill , by deed from Victory Builders, Inc. of record in Book 8344, Page 420, Register's Office for Davidson County, Tennessee.

Susan L. Hill and Susan L. Franks is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7476, Page 643 and amended in Book 7502, Page 11, said Register's Office.

This conveyance is subject to public utility and drainage easement and utility anchor easements of record in Book 6900, Page 592, said Register's Office.

This is improved property known as 4005 Tea Garden Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth D. Irions and wife, Susan M. Irions, their heirs and assigns, forever; and we, Michael L. Franks and wife, Susan L. Franks do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

93 DEC 15 PM 3:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

97113
IDENTIFICATION REFERENCE

Witness our hands this the 6th day of Dec, 1993.

BOOK 9187 PAGE 865

Michael L. Franks

Susan L. Franks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael L. Franks the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of Dec, 1993

NOTARY PUBLIC

My Commission Expires:

STATE OF Tenn.)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan L. Franks the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenn., this the 6th day of Dec, 1993

NOTARY PUBLIC
My Commission Expires JAN. 27, 1996

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00

AFFIANT

Subscribed and sworn to before me this 9th day of December, 1993

NOTARY PUBLIC
My Commission Expires: 7-1-97

4437 12/15 0101 03CHECK 305.00

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

RECEIVED OF _____

FOR _____

BOOK 9187 PAGE 866

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 80000.00
				CON TX 256.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			12/15/93 01	15:07 0001 4437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97113
IDENTIF. & REFERENCE

93 DEC 15 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734433