Box 14 G9793-4

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Janice D. Stadtlander]	SOUTHTRUST MTG CORP.	MAP and PARCEL
[386 Barrywood Drive]	100 BROOKWOOD PL	146-12-0-065.00
[Nashville, TN 37211]	SUITE 300	
	BIRMINGHAM, AL 35209	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 278)]

WARRANTY DEED

BOOK 9223 PAGE 714

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Philip D. Irwin and Deena C. Irwin, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Janice D. Stadtlander, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 472 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip D. Irwin and wife, Deena C. Irwin by deed from David M. Landers and wife, Amy L. Landers, of record in Book 7949, Page 285, Register's Office for Davidson County, Tennessee.

This is property with a common address of 386 Barrywood Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Pages 1 and 2, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2332, Page 92, said Register's office.

088837
IDENTIF. ✦ REFERENCE
94 JAN 19 PM 1:38
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $105,000.00
[
[
[Subscribed and sworn before me this 13th day of December, 1994.
[
[My Commission Expires: 7/23/94

Sherri S. Hoskins
Affiant

Notary Public

NOTARY PUBLIC SMITH COUNTY, TENNESSEE AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **December, 1994.**

Philip D. Irwin

Deena C. Irwin

0979 01/19 0101 03CHECK 397.50

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Philip D. Irwin and Deena C. Irwin, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **December, 1994.**

Notary Public
My Commission Expires: 1/25/98

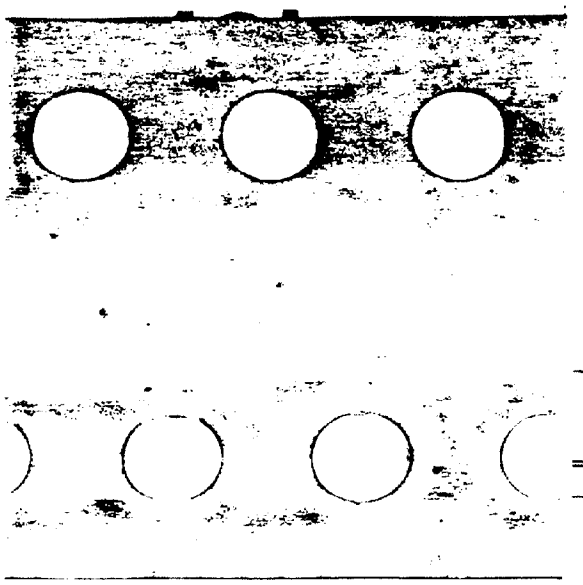
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **December, 1994.**

Notary Public
My Commission Expires:

File No. 9401-005



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

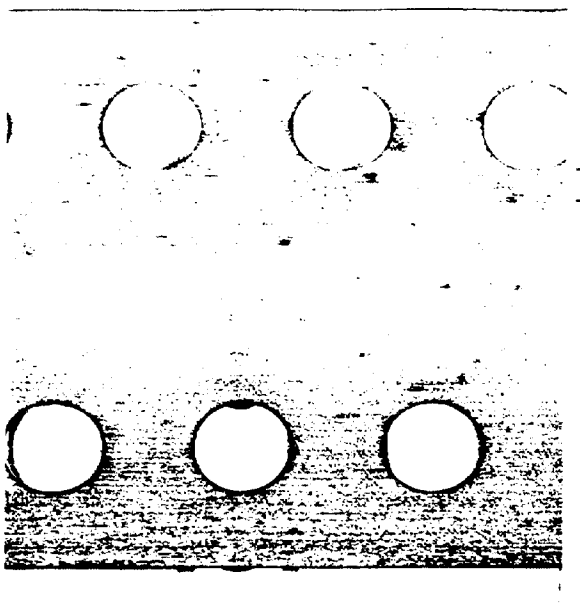
BOOK 9223 PAGE 716

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	105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50

01/19/94 01 13:38 0001 0979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



08837
IDENTIF. ↑ REFERENCE

94 JAN 19 PM 1:38

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No.746952