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

ADDRESS NEW OWNER:
Jeffrey E. Irons and Regina W. Irons
905 Norwalk Drive
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 64-30-B
PARCEL 13.00

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, Gina P. Gaines, Married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey E. Irons and wife, Regina W. Irons , 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 No. 306 on the Revised Plan of Brandywine Pointe Subdivision, Phase 1, Section 2, of record in Book 7900, Page 170, 171, and 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gina P. Gaines , by deed from STM Brandywine Point, Limited Partnership of record in Book 8241, Page 870, Register's Office for Davidson County, Tennessee.

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

Harold G. Gaines executed this instrument on behalf of Gina P. Gaines pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8120, Page 188, amended in Book 8671, Page 484, and further amended in Book 9010, Page 627, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a Boundary Plat of record in Book 7900, Page 156, and all matters contained in the Plat of record in Book 7900, Page 170, 171, and 172, said Register's Office.

This is unimproved property known as 605 Ward Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey E. Irons and wife, Regina W. Irons, their heirs and assigns, forever; and we, Gina P. Gaines, Married 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.

Witness our hands this the 20th day of April, 1994.

Gina P. Gaines By: Harold G. Gaines, as Attorney-In-Fact

BOOK 9326 PAGE 774

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold G. Gaines as Attorney-in-Fact for Gina P. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Mt. Juliet, TN, this the 20th day of April, 1994.

Louise N. Tyree
NOTARY PUBLIC

LOUISE N. TYREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/15/94

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 8554 04/29/94 0101 03CHECK 225.45 ~~58,500.00~~

Jeffrey E. Gross
AFFIANT

Subscribed and sworn to before me this 20th day of April, 1994.

Louise N. Tyree
NOTARY PUBLIC
My Commission Expires: 5/15/94

LOUISE N. TYREE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAIL ENV.

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.
94 APR 29 AM 9:07

IDENTIFICATION REFERENCE
44096

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9326 PAGE 775

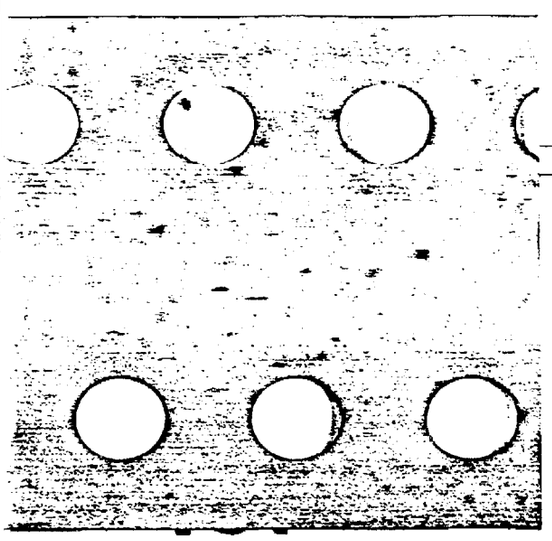
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

04/29/94 01 09:09 0001 9554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



44096
IDENTIF. & REFERENCE

94 APR 29 AM 9:07

REGISTER
DAVIDSON COUNTY, TN.

No. 784665