94-25357
4/9

BOOK 9495 PG 925

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

John A. Irby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES 11/30/97

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE INSURANCE CORPORATION

424 Church Street, Suite 200, Nashville, Tennessee 37219 **
** 104 Woodmont Blvd., Suite 201, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John A. Irby et ux (NAME)	First American (NAME)	135-16A-78
2601 Mesa Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305048 (STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald E. Springer and wife, Deborah Hartley Springer,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Irby and wife, Shirley H. Irby

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

LAND in Davidson County, Tennessee, being Lot No. 94, on the Plan of Tracts 8, 9, and 10 of Nashboro Village, as shown on plat of record in Plat Book 5200, pages 186-189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Donald E. Springer, by Deed of Record in Book 7205, page 647, Register's Office for Davidson County, Tennessee, the said Donald E. Springer having since married.

This conveyance is subject to the following: Taxes for the year 1994; easement(s) to Colonial Pipeline Company, as set forth in instrument recorded in Book 3955, page 180; easement(s) to Colonial Pipeline Company, as set forth in instrument recorded in Book 4588, page 473; easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4821, page 111; all matters shown on Plat recorded in Book 5200, pages 186 through 189; covenenats, conditions, restriction, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 4827, page 14, Book 5465, page 561, and Book 5588, page 429, and in any allied instrument(s) referred to in said restrictions; all mattters of record in the Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2601 Mesa Drive (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37217 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we 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. Whenever 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, hand(s) this 10th day of August, 1994

Donald E. Springer

Deborah Hartley Springer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9495 PG 926

Personally appeared before me, Elaine Gwinn Smith, a Notary Public in and for said County and State, the within named Donald E. Springer and Deborah Hartley Springer

the bargainors, with whom I am personally acquainted or 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 10th day of August 1994.

ELAINE GWINN SMITH NOTARY ATTY 94 LARGE DAVIDSON CO. TENN.

Commission expires _____

Elaine Gwinn Smith
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAY 23, 1998

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Donald E. Springer
et ux
Deborah Hartley Springer

TO

John A. Irby
et ux
Shirley H. Irby

9203 10/18 0101 03CHECK 462.25

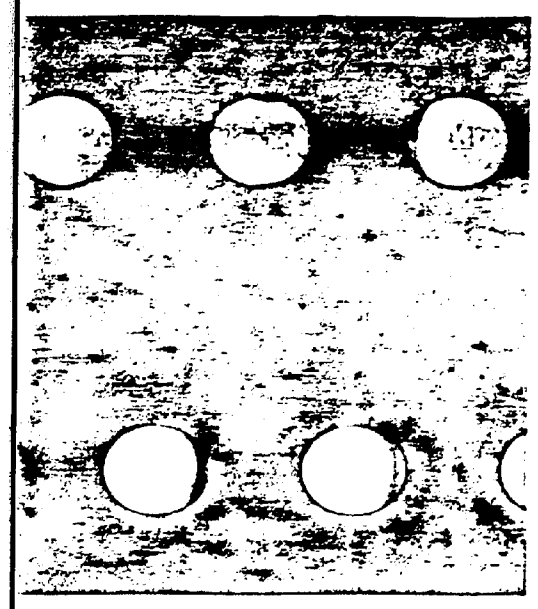
Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.
94 OCT 18 PM 1:04

IDENTIF. & REFERENCE

00869



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

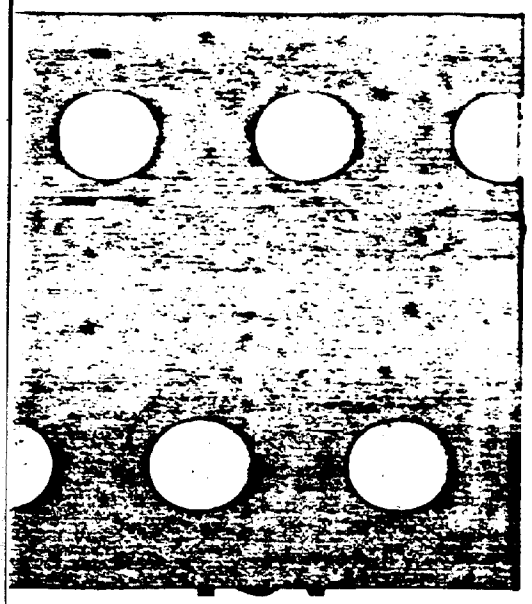
RECEIVED OF _____

FOR _____

BOOK 9495 PG 927

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 122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL ~~462.25~~
CASH ~~462.25~~
CHECK ~~462.25~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/18/94 01 13:03 0001 9203

00869
IDENTIF. & REFERENCE

94 OCT 18 PM 1:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845390