SCB

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 350,000.00
Subscribed and sworn to before me, this the 09 day of November 1994

Affiant

Notary Public

My commission expires: 09/27/96 (Affix Seal)

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18539 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Patrick R. Hastings	SEND TAX BILLS TO: New Owner
217 Wilsonia Drive	
STREET ADDRESS Nashville, TN 37205	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 103-14 88	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
J. Witt Irion and wife, Marian J. Irion

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Patrick R. Hastings and wife, Jean J. Hastings

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 30 on the Plan of Hillwood Estates, Section Four, of record in Plat Book 2133 at page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to J. Witt Irion and wife, Marian J. Irion by Deed of record in Book 4041 page 488, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

This instrument is executed on behalf of J. Witt Irion and wife, Marian J. Irion by John Witt Irion, Jr., as their Attorney-in-Fact pursuant to Power of Attorneys being placed of record with this instrument.

John Witt Irion, Sr. and J. Witt Irion are one and the same person.

THIS IS IMPROVED PROPERTY KNOWN AS 217 Wilsonia Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever 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 09 day of November, 1994

J. Witt Irion by John Witt Irion, Jr., Attorney-in-Fact

Marian J. Irion by John Witt Irion, Jr., Attorney-in-Fact

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 09 day of November, 1994, before me personally appeared J. Witt Irion & Marian J. Irion to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 09 day of November, 1994, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Davidson

On this 9th day of November, 1994, before me personally appeared John Witt Irion, Jr., to me known to be the person who executed the foregoing instrument on behalf of J. Witt Irion (also known as John Witt Irion, Sr.) and wife, Marian J. Irion; and acknowledged that he executed the same as the free act and deed of the said J. Witt Irion (also known as John Witt Irion, Sr.) and wife, Marian J. Irion.

Witness my hand and official seal.

E. Dianne Coble
Notary Public

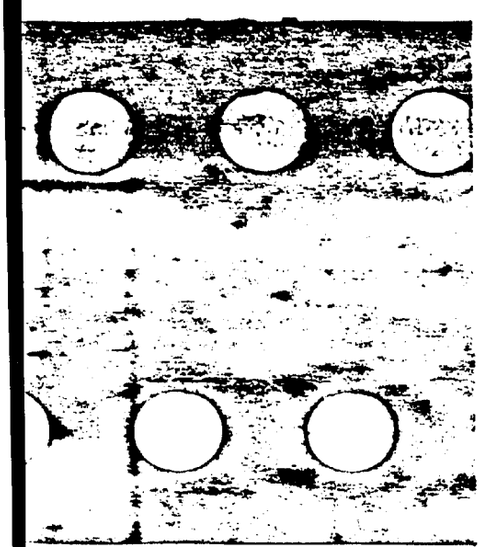
My commission expires:
11-20-96

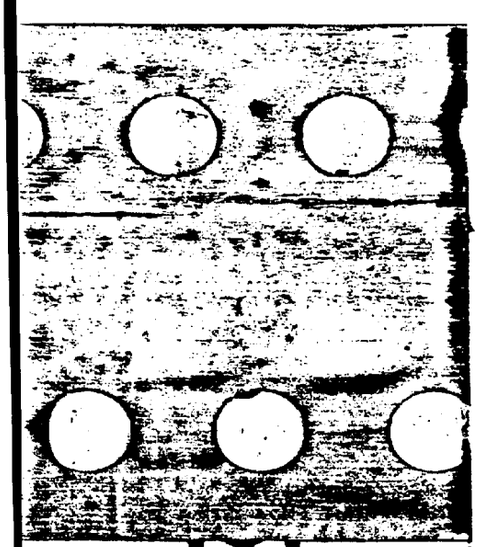
E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

07943
IDENTIFICATION REFERENCE

94 NOV 10 AM 11:39
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2928 11/10 0101 03CHECK 1304.00





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

RECEIVED OF _____

FOR _____

BOOK 9517 PG 467

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 350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1304.00
				CHECK 1304.00
11/10/94	01			12:38 0001 2928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07943
IDENTIF. & REFERENCE

94 NOV 10 AM 11:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853024