BOOK 9688 PG 867

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 39,900.00

Jimmy McIrvin
Affiant

Sworn to and subscribed before me this 31 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

95 JUN -2 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00066188
IDENTIF. # REFERENCE

ADDRESS - NEW OWNER:

Jimmy M. Irvin, et ux
1413 Saunders Ave
Nashville, TN 37215

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 51-11
Par. 42

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Enterprises, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Jimmy M. Irvin and wife, Reba Irvin, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Roberta Avenue (now Saunders Avenue) at its intersection with the northerly boundary line (erroneously shown as southerly in deed) of the tract of land conveyed to Ray E. Garrett and wife, by deed from Annie O. Orr, et al, of record in Book 1554, Page 81, Register's Office for said county; thence along said northerly boundary line, South 88° 09' East, 175 feet to a point; thence North 2° 00 ' East, 60 feet to a point; thence North 88° 09' West, 175 feet to the easterly margin of Roberta Avenue; thence with same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to Wilson Enterprises, Inc., a Tennessee corporation, by deed from First American Trust Company, N.A., Trustee under the Will of Harold C. Caudle, of record in Book 9656, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

This is improved property known as 1413 Saunders Avenue, Nashville, Tennessee.

The said real estate is conveyed subject to the following:

1. Real estate taxes for the current year which have been prorated and assumed by Grantee;

2. Easement to erect, maintain, repair, rebuild, operate and patrol one line of poles and wires or cables granted to the City of Nashville, by Ray E.

Garrett and wife, by instrument of record in Book 1877, page 403, said Register's Office;

3. Easement for stone wall along line between Lots 2 and 3 of Plan of Herbert Anderson Subdivision, as of record in Book 421, page 37, said Register's Office, and as referred to in deed of record in Book 1554, page 81, said Register's Office;

4. Restrictive Covenants contained in an instrument of record in Book 1584, page 23, said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we do covenant with the said Grantee 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, assigns 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 hands this 31 day of May, 1995.

WILSON ENTERPRISES, INC.

BY: _____ _____
Hal Wilson Title

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

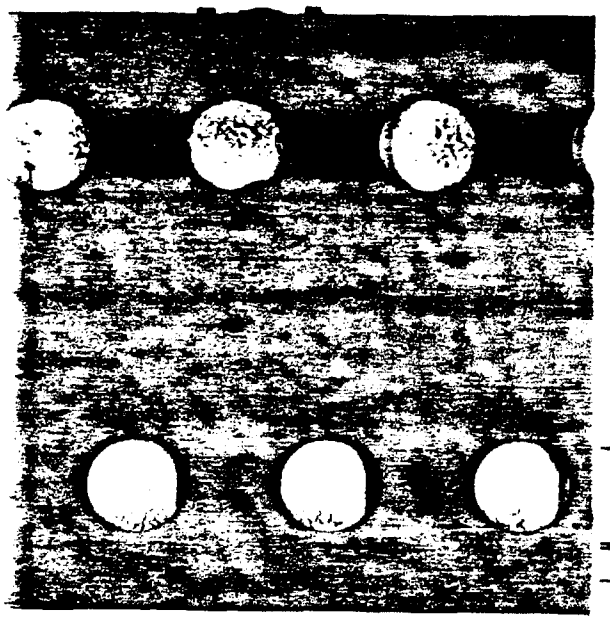
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal Wilson, the Secretary of Wilson Enterprises, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 9-26-98

9688 06/02/95 00101 03CHECK 156.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

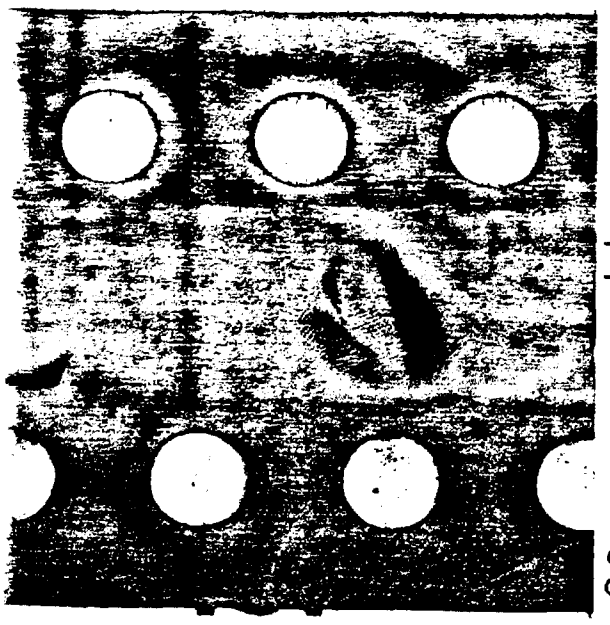
RECEIVED OF _____

FOR _____

BOOK 9688 PG 869

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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 8.00
TOTAL 156.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 156.63

06/02/95 01 10:59 0001 6958

00066188
IDENTIF. ↑ REFERENCE

95 JUN -2 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916262