BOOK 0559 PG 575

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

NOTE: THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO AND AT THE REQUEST OF THE PARTIES HERETO AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER PURSUANT TO SAID REQUEST.

FROM: JAMES A. IRWIN, HARRY E. IRWIN AND WALLACE B. IRWIN — FROM THOMAS M. BLACK, TRUSTEE

AND

TO: THOMAS M. BLACK, TRUSTEE — TO: JAMES A. IRWIN

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES A. IRWIN	MAP 82-10, PARCELS 17 & 47
414 NORMAN DRIVE	
~~NASHVILLE~~ MADISON TN 37115	
SEND TAX BILLS TO:	
SAME	

G.U.D.

95 NOV 10 AM 11:02
FELIX Z. WILLIAMS-REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0121901

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

J. A. Irwin
AFFIANT

Subscribed and sworn to me, this the 2nd day of November, 1995.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR GOOD AND VALUABLE CONSIDERATION and for the express purpose of making a re-conveyance to create a SOLE OWNERSHIP in JAMES A. IRWIN , WE, JAMES A. IRWIN, HARRY E, IRWIN AND WALLACE B. IRWIN, by these presents do hereby quitclaim and convey unto THOMAS M. BLACK, TRUSTEE, his successors and assigns, all of OUR right, title and interest in and to the following described tract or parcel of land, to-wit:

TRACT NO. 1: Being the southerly 470 feet of lot no. 6 on the plan of the first division of the John Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court for said County.

Said part of Lot No. 6 fronts 470 feet on the easterly side of Cowan Street and runs back between parallel lines 192 feet to a dead line.

TRACT NO. 2: Being a strip of land 25 feet in width 12.5 feet wide on either side of the center line of a proposed railroad tract, the center line of said proposed railroad tract being described as follows:

Beginning at a point opposite station 2400/23 of the Louisville and Nashville Railroad Company's tract no. 43 and 7.25 feet distant at right angles in an easterly direction from the center of said tract No. 43, which point in on the southerly line of the land of the Grantor, thence tangent in a northerly direction diverging 7 deg. 09 min. to the East of said Tract No. 43, for a distance of 79 feet to a point of curve; thence with a curve to the right on a radius of 410.3 feet for a distance of 206.6 feet to a point on the west line of Cowan Avenue, which point is 190.6 feet measured along the westerly line of Cowan Avenue from the Southeast corner of said first party's land, said area containing 6000 square feet more or less.

TRACT NO. 3: Being a lot of land in northeast Nashville, formerly Edgefield, described as follows: Beginning on the westerly margin of North First Street, formerly Whites Creek Pike at the southeast corner of the lot formerly owned by E.C. Lesueur about 150 feet southerly from the southerly margin of Pond Street; thence with the westerly margin of said North First Street; southwardly 50 feet; thence westwardly 210 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the southwest corner of Lesueur Lot; thence with the south line of said lot eastwardly 210 feet to the beginning.

TRACT NO. 4: Beginning at a point on the westerly margin of North First Street, 200 feet South of Pond Street or Mrs. Hutchison's southeast corner; thence south with first street, 50 feet to a point; thence at right ahngles westwardly 210 feet more or less, to an alley; thence northwardly with said alley 50 feet to said Hutchison's southwest corner; thence eastwardly with Hutchison's southerly line 210 feet, more or less, to the beginning corner.

TRACT NO. 5: Being 50 feet on the west side of North First Street and commencing at a point on said street at the northeast corner of Russer Andrew property, and running northwardly 50 feet with said North First Street; thence at right angles westwardly 210 feet to a 12 foot alley; thence southwardly 50 feet with said alley; thence at right angles eastwardly to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN are the following two described tracts:

TRACT NO. 1: Being the southerly part of lot no. 6 and part of an unnumbered lot on the Plan of the John Shelby Estate, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, February 14, 1994, as follows:

Said part of Lot No. 6 begins at a railroad spike on the easterly margin of Cowan Street at a point 218.3 feet south of the center line of Pond Street, said point being in the center of a spur track; thence with the easterly margin of Cowan Street, southwardly 33.1 feet to the northerly line of lot No. 5; thence with said line eastwardly 192 feet to the westerly margin of an alley; thence with said alley northwardly 349.3 feet to the center of said spur track; thence with the center of said spur track westwardly 193.3 feet to the beginning.

Said part of the unnumbered lot begins on the westerly margin of North First Street opposite the center of the eastern terminus of said spur track, said point being 191.7 feet south of the southerly margin of Pond Street; thence with the westerly margin of North First Street, southwardly 108.3 feet to the northerly line of the Russer Andrew property; thence with said line, westwardly 210 feet to the easterly margin of an alley; thence with said alley northwardly 109.3 feet to the center of said spur track; thence with the center of said spur track, eastwardly to the eastern terminus of said track, continuing in the same direction, in all 210 feet to the beginning.

TRACT NO. 2: Being the same property conveyed to Jay G. Stephenson and Paul V. Harmon by Deed from H.H. Potter, of record in Book 1280, page 51, Register's Office for Davidson County, Tennessee; and

Beginning at a point 152.8 feet from the intersection of Foster Street, and North First Street; thence South 6 deg. 07 min. 03 sec. west 41.7 feet with the western margin of North First Street; thence North 83 deg. 53'' west 56.9 feet; thence North 00 deg. 44 min. west 42 feet; thence south 83 deg. 53' east 61.9 feet to the west margin of North First Street which is the point of beginning, containing 2477 square feet more or less.

Being the same property conveyed to the State of Tennessee by Deed from H.H. Potter and wife, Mary Elizabeth Potter, of record in Book 2995, page 61. Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to H.H. Potter by Deed from Third National Bank in Nashville, of record in Book 1279, page 92, Register's Office for Davidson County, Tennessee, the said H.H. Potter having since died in 1967, survived by his widow, Mary E. Potter;, and other heirs, a deed having subsequently been executed conveying said property to the said Mary E. Potter, a widow, said being of record in Book 4208, page 209, said Register's Office. Mary E. Potter died intestate on June 23, 1993, survived by her brothers, James A. Irwin, Harry E. Irwin and Wallace B. Irwin, as her sole heirs and next of kin.

This is improved property known as 405 COWAN STREET, NASHVILLE, TN.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND NOW I, the said Thomas M. Black, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES A. IRWIN, his successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. GRANTEE hereby accepts the title to said property 'as is', with no warranty as to the fitness, merchantability or marketability of said title.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of November, 1995.

J. A. Irwin
JAMES A. IRWIN

Thomas M. Black, Trustee
THOMAS M. BLACK, TRUSTEE

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STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. IRWIN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 7 day of November, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6 day of November, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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WALLACE B. IRWIN

STATE OF OHIO :

COUNTY OF Richland :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE B. IRWIN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LEXINGTON, OHIO, on this the 26th day of October, 1995.

notary public

My commission expires:

CAROL T. DAUGHERTY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Sept. 6, 1999

BOOK 9559:580

HARRY E. IRWIN

TEL 11/13 0101 03CHECK 461.60

STATE OF CALIFORNIA:

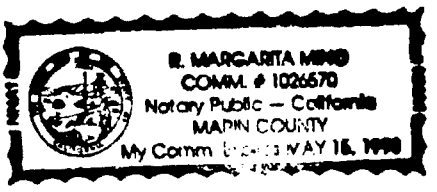
COUNTY OF Marin :

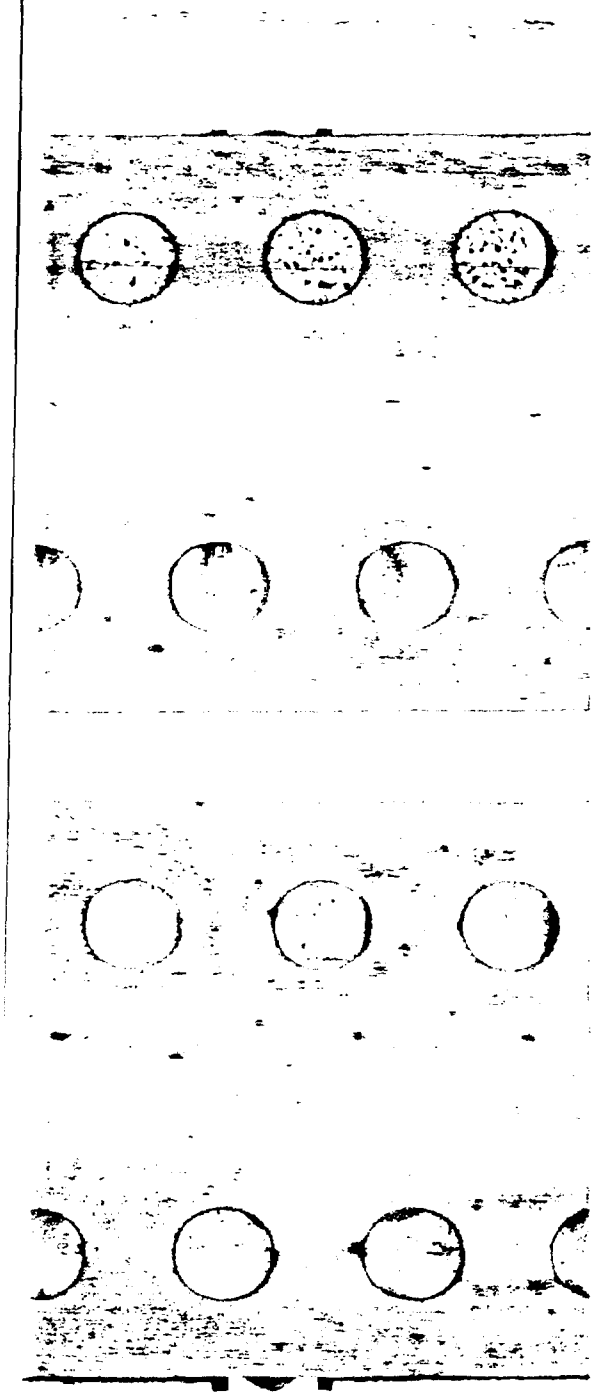
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY E. IRWIN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at SAN RAFAEL, CALIFORNIA, on this the 24 day of October, 1995.

notary public

My commission expires: 5-15-97





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9559 581

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

AMT
113000.00
CON TX 436.60
PRFEE 1.00
TDEED 24.00
TOTAL 461.60
CHECK 461.60

11/10/95 01 11:03 0001 7216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0121901
IDENTIF. ↑ REFERENCE

95 NOV 10 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975801