Return TO; Greater Nashville Title & Closing Co.
223 Madison St. S-102 Madison, TN 37115

BOOK 9881 PG 975

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

ADDRESS NEW OWNER:

BILLY J. WILLIS AND WIFE,
BETTY L. WILLIS
801 CANTON PASS
MADISON, TN 37115

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 52-16, PARCEL 30

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $72,500.00.

Billy J. Willis
AFFIANT
Subscribed and sworn to me, this the 5th day of DECEMBER, 1995.

Deane L. Gregory
Notary Public
My commission expires: 5-23-98

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, JAMES G. IRVING, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BILLY J. WILLIS AND WIFE, BETTY L. WILLIS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 801 CANTON PASS, MADISON, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

VICTORIA L. BENNETT-IRVING, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS OUR HANDS this ____ day of DECEMBER, 1995.

JAMES G. IRVING

VICTORIA L. BENNETT-IRVING

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES G. IRVING AND WIFE, VICTORIA L. BENNETT-IRVING, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of DECEMBER, 1995.

notary public

My commission expires: 5-23-98

0129785
IDENTIF. & REFERENCE

95 DEC -7 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Marlin Meadows, Section No. 2, of record in Book 1835, page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

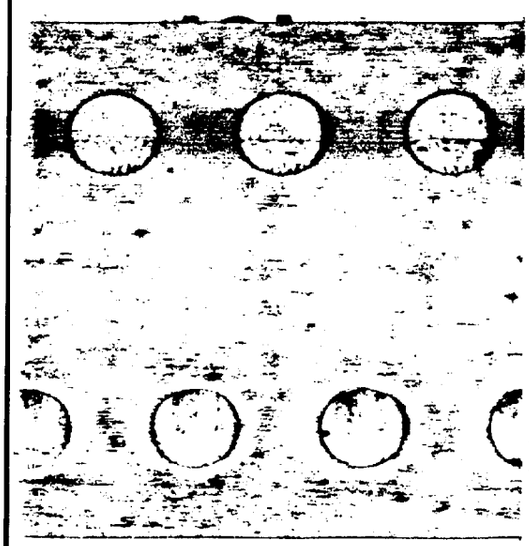
Being the same property devised to James G. Irving by the Will of Beverly Hopkins Bellar, of record in Will Book 160, page 467, Probate Court for Davidson County, Tennessee and further conveyed by Executor's Quitclaim Deed from Thomas M. Black, Executor under said Will, of record in Book 9644, page 363, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 1835, page 127, said Register's Office, which plan includes a 30-foot minimum building setback line from Canton Pass and Peeler Trail, a 10-foot public utility easement along the rear line of said lot, and including any and all other notes and restrictions, etc., as may be shown thereon.

5774 12/07 0101 03CHECK 281.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9881 PG 978

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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 12.00
TOTAL 281.25
CHECK 281.25

12/07/95 01 08:53 0001 5774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129785 IDENTIF. ↑ REFERENCE

95 DEC -7 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984257