WARRANTY DEED

BOOK 9898 PG 561

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,613.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 95.

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY M. IRVIN (NAME)	SUNTRUST MORTGAGE, INC. (NAME)	MAP 61-15
1412 SAUNDERS AVENUE (ADDRESS)	P.O. BOX 105621 (ADDRESS)	PARCEL 394
MADISON, TN 37115 (CITY) (STATE) (ZIP)	ATLANTA, GA 30348 (CITY) (STATE) (ZIP)	

FOR AND 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, R.H. & R.H. INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY M. IRVIN AND WIFE, REBA P. IRVIN

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. 2 on the Resubdivision of Lot No. 279, Inglewood Place, of record in Plat Book 5190, page 287, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to RH & RH, INC. by deed from James A. Johnson, unmarried of record in Book 9515, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the assumption and agreement to pay the balance owed on a promissory note in the original principal amount of $62,695.00, and secured by a Deed of Trust of record in Book 6940, page 52, said Register's Office easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been assumed by the Grantee(s) herein.

It is understood and agreed that part of the consideration of the Transfer of this property is the agreement of the Grantees herein to assume the terms and conditions and the unpaid balance of a note secured by a first mortgage Deed of Trust executed by James A. Johnson, unmarried to Mortgage Trust Company, dated July 25, 1986 and recorded August 5, 1986 in Book 6940, page 52, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 1205 A & B STRATFORD AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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. 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 my hand this 21st day of December 19 95

GRANTOR:
R.H. & R.H. INC.
By:
RONALD D. HUDDLESTON, PRESIDENT & TREAS.

GRANTEES:
JIMMY M. IRVIN

REBA P. IRVIN

BOOK 9898 PG 562

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared RONALD D. HUDDLESTON and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT & TREAS. and _____ respectively of the R.H. & R.H. INC. the within named bargainor, and corporation, and that he as such PRESIDENT & TREAS. and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RONALD D. HUDDLESTON as such PRESIDENT & TREAS., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 21st day of December 1995.

My commission expires June 10, 1998

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIMMY M. IRVIN AND REBA P. IRVIN the bargainor(s), 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 21st of DECEMBER, 1995.

_____
NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

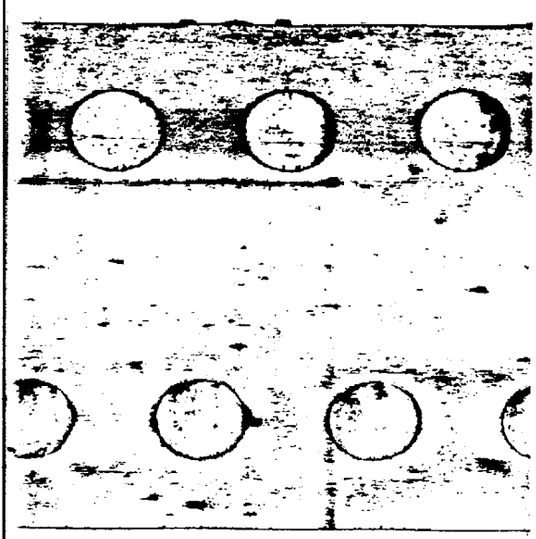
0135095
IDENTIF. ↑ REFERENCE

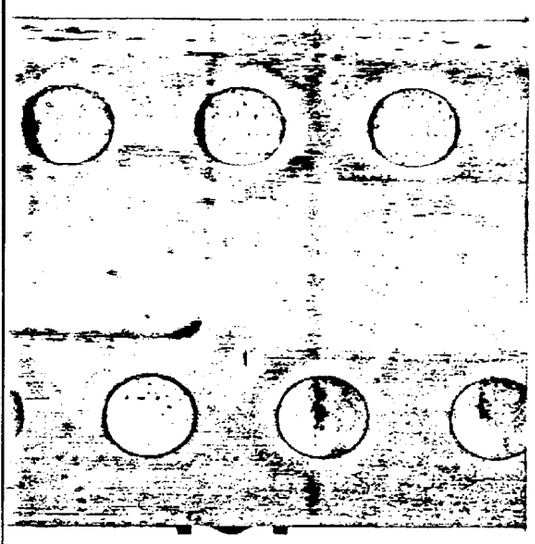
95 DEC 27 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1511 12/27 0101 03CHECK 263.12

LEGAL DESCRIPTION CONTINUATION

Office for Davidson County, Tennessee. The aforesaid Deed of Trust has since been assigned to Third National Mortgage by Assignment of Deed of Trust recorded September 16, 1986 in Book 6979, page 874, said Register's office. By their signatures below the Grantees herein agree to assume and pay the Deed of Trust according to its terms and conditions.





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

RECEIVED OF _____

FOR _____

BOOK 9898 PG 564

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 67613.70
CON TX 250.12
PRFEE 1.00
WDEED 12.00
~~TOTAL 263.12~~
~~PAID 263.12~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/95 01 10:25 0001 1611

0135095
IDENTIF. ← REFERENCE

95 DEC 27 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990006