Box 52

BOOK 10466 PG 80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 191,837.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 12/ (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Irby (NAME)	Countrywide Home Loans, Inc. (NAME)	
4612 Belmont Park Terrace (ADDRESS)	155 N. Lake Avenue (ADDRESS)	131-11-74
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, John B. Coben and wife, Amelia K. Coben

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Irby and wife, Susan D. Irby

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:

Being Lot No. 32 on the Map of Section I, Seven Hills, as of record in Book 2133, Pages 81 and 82, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Coben and wife, Emma L. Coben by deed from James A. Pratt and wife, Laira R. Pratt of record in Book 3703, page 134 Register's Office for Davidson County, Tennessee. The said John A. Coben and wife, Emma L. Coben having since died, John having predeceased Emma on 7/10/74; Property vested in Emma L. Coben as surviving tenant by the entirety. The said Emma L. Coben died Testate and pursuant to her Last Will and Testament of record in Book 10408, Page 589, Registers Office for Davidson County, Tennessee, Emma L. Coben devised the property to John B. Coben.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Amelia K. Coben joins in the Warranty Deed solely to relinquish any marital rights she may have in the property by virtue of her marriage to John B. Coben.

unimproved ( )
This is improved (X) property, known as 4612 Belmont Park Terrace, Nashville, Tennessee 37215
(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 May 19 97

John B. Coben

Amelia K. Coben

Amelia K. Coben

BOOK 10466 PG 81

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Coben
Amelia K. Coben

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of May 19 97.

Commission expires 12/6/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0308495
IDENTIF. & REFERENCE

97 MAY 27 AM 9:23
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4964 05/27 0101 03CHECK 718.80

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

RECEIVED OF _____

FOR _____

BOOK 10466 PG 82

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 191837.00
CON TX 709.80
PRFEE 1.00
WDEED 8.00
TOTAL 718.80
CHECK 718.80

05/27/97 01 09:21 0001 4964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03084495
IDENTIF. ↑ REFERENCE

97 MAY 27 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1154268