BOOK 11020 PAGE 427

Pat 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC (A) LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney A. Davis (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 162-05-0
5344 Eulala Drive (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 113.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, Donald F. Irwin and wife, Rena H. Irwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney A. Davis and wife, Gloria J. Davis

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. 186 on the Plan of Hickory Valley Subdivision, of record in Book 4175, Page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald F. Irwin and wife, Rena H. Irwin by deed from Randall Phillips Builders, Inc., a Tennessee Corporation of record in Book 4480, page 418, Register's Office for Davidson County, Tennessee.

This conveyance subject to taxes for 1998 and subsequent years, restrictions and easements of record.

98 JUL 14 PM 3:50
FELIX A. ~~[illegible]~~ REGISTER
DAVIDSON COUNTY, TN.

0462430
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5344 Eulala Drive, Nashville, Tennessee 37211
(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 our hand s this 30th day of June 1998

Donald F. Irwin

Rena H. Irwin

BOOK 11020 PAGE 428

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 Donald F. Irwin and wife, Rena H. Irwin

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 Brentwood, Tennessee, this 30th day of JUNE, 1998.

Commission expires 11-27-99

Joyce Jordan
Notary Public

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 27 1999

STATE OF TENNESSEE
COUNTY OF

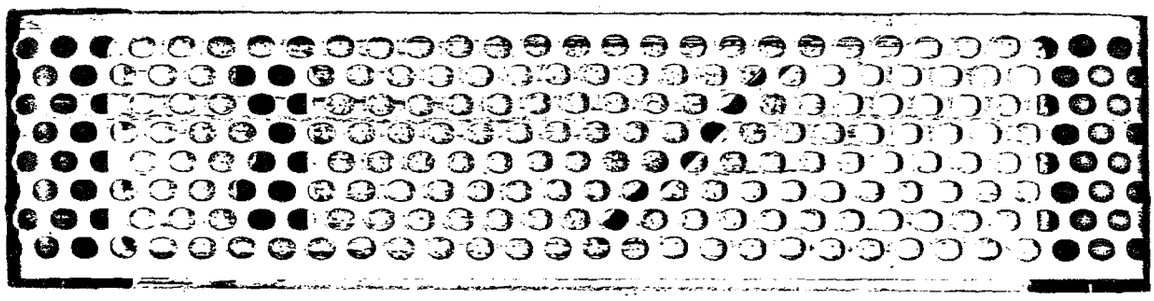
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

3531 07/14 01:01 03CHECK



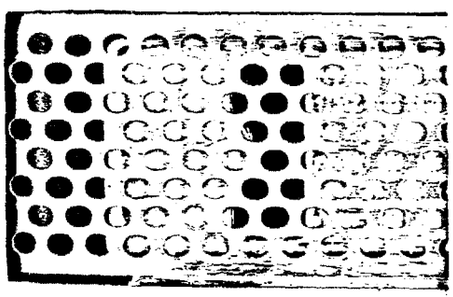
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11020 PAGE 429

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	117500.00
			CON TX	434.75
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	445.75
			CHECK	445.75
		07/14/98	01	15:52 0001 3531

98 JUL 14 PM 3:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0462430

No. 1319233