THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER W. LANG and wife, ROSEMARY W. LANG**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Herman A. Kirwan and wife, Paula G. Kirwan hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 67 on the Plan of Hemmingwood of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Walter W. Lang and wife, Rosemary W. Lang by deed from Royce H. Shiley and wife, Sharon C. Shiley of record in Book 9235, page 45, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions filed in Book 6925, page 268 as amended in Book 7269, page 387 and Book 7474, page 205; Sewer easement filed in Book 7597, page 720; and all matters as shown on the recorded plat.

This is improved property known as: **230 Ashington Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD the same 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 and 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 hands this 14th day of May, 1998

Walter W. Lang

Rosemary W. Lang

98 OCT -1 AM 8:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0494303
IDENTIF. ← REFERENCE

STATE OF Tennessee

COUNTY OF Maury

On this 16th day of May, 1998, before me personally appeared Walter W. Lang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Linda K. Schumacher
NOTARY PUBLIC

My Commission Expires:

1-17-2000

STATE OF Tennessee

COUNTY OF Maury

On this 16th day of May, 1998, before me personally appeared Rosemary W. Lang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Linda K. Schumacher
NOTARY PUBLIC

My Commission Expires:

1-17-2000

* *

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 248,000.00.

Herman A. Kirwan
Affiant

Subscribed and sworn to before me this 29th day of September, 1998.

Notary Public

My Commission Expires: 11/27/99

CHARLES SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

* *

ADDRESS NEW OWNER(S):

Herman A. Kirwan
230 Ashington Court
Brentwood, Tenn. 37027

SEND TAX BILL TO:

FIRST UNION MORTGAGE CORP.
1100 CORPORATE CENTER DR.
RALEIGH, NC 27607-5066

MAP-PARCEL:

Map: 160-11
Group: A
Parcel: 67

My Commission Expires NOV 27 1999

7622 10/01 0101 03CHECK 928.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11134 PAGE 962

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	
				248000.00
			CON TX	917.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	928.60
			CHECK	928.60
10/01/98	01	08:17 0001	7622	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494303

IDENTIF. # REFERENCE

98 OCT -1 AM 8:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1352924