FILE NO. 37541

FILE BOX "7"

FORM NO. WD-1

BOOK 11325 PAGE 367

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 1999

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 12002

(AFFIX SEAL)

ALAN SATURN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| DOUGLAS A. IRWIN et al | S A M E | 107-9-80 |
| (NAME) | (NAME) | |
| 223 MADISON ST, SUITE 112 | | 2DA 53716 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| MADISON, TN. 37115 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 REYNOLDS E. THOMAS and wife, BETTY JACKSON THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS A. IRWIN and JON G. ENGLISH

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. 71 on the Plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131.

Said Lot No. 71 fronts 199.0 feet on the westerly margin of Patricia Drive and extends back 291.3 feet on the southerly line, which is a broken line, and 219.9 feet on the northerly line to a broken line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to Reynolds E. Thomas and wife, Betty Jackson Thomas by deed from Glancy Charles Steiger and wife, Anna K. Steiger of record in Book 4475, page 875, Register's Office for Davidson County, Tennessee and by instrument of record in Book 5831, page 504, said Register's Office, a life estate was granted to Henry T. Taylor and wife, Mildred J. Taylor to live in rear apartment. The said Henry T. Taylor and Mildred J. Taylor having since died.

unimproved ( ) This is improved (X) property, known as 935 Patricia Drive, Nashville, Tennessee 37217
(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 hands this 29th day of January, 19 99

Reynolds E. Thomas
REYNOLDS E. THOMAS

Betty Jackson Thomas
BETTY JACKSON THOMAS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named REYNOLDS E. THOMAS and wife, BETTY JACKSON THOMAS

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 29th day of January, 19 99.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires 9-28-2002

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0544730

IDENTIF. & REFERENCE

99 FEB -3 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

1265 02/03 0101 03CHECK 355.10

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11325 PAGE 369

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 93000.00 |
| CON TX | 344.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 355.10 |
| CHECK | 355.10 |

02/03/99 01 14:21 0001 1265

0544730

IDENTIF. ↑ REFERENCE

99 FEB -3 PM 2:21

REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1420609