THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16489
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $124,000.00

Cheryl E. Irwin
Affiant

Subscribed and sworn to before me, this 7th day of May 1999

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr./Mrs. William H. Irwin	NEW OWNER	128-14
7313 Coronado Court		195
Nashville, Tennessee 37221		9D5485

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KENNETH B. NAJAR AND WIFE, CYNTHIA K. NAJAR, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM H. IRWIN AND WIFE, CHERYL E. IRWIN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7313 Coronado Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 1999.

Kenneth B Najar
KENNETH B. NAJAR

Cynthia K Najar
CYNTHIA K. NAJAR

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KENNETH B. NAJAR AND WIFE, CYNTHIA K. NAJAR, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section Four Harpeth Park, as of record in Plat Book 4300, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth B. Najar and wife, Cynthia K. Najar by deed from David M. Jackson and wife, Patricia Jackson of record in Book 7690, page 541, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4411, page 666, amended in Book 4488, page 454; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 52, said Register's Office.

0586489
CROSS REFERENCE
99 MAY 13 AM 10:12
DAVIDSON COUNTY, TN.
469.00
RECORDED 1999 ST/SD 0655

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11477 PG. 3

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

0586489

IDENTIFYING REFERENCE

99 MAY 13 AM 10:12

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CASH

	124000.00
CON TX	458.80
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	469.80
CHECK	469.80

05/13/99 02 10:15 0001 5530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460171