This instrument prepared by:

SAMUEL B. GARNER, JR.
Attorney at Law
P. O. Box 677
Pulaski, TN 38478

Davidson County DEEDWARR
Recvd: 10/06/00 13:52 3pgs
Fees:15.00 Taxes:1091.50
20001006-0099672

W. L. JOHNSON, JR., ET UX

TO...GENERAL WARRANTY DEED

GREGORY W. IRBY

FOR AND IN CONSIDERATION of Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, W. L. Johnson, Jr. and wife, Mildred W. Johnson, have this day bargained and sold and do hereby sell, transfer and convey unto Gregory W. Irby, a single person, his heirs and assigns, in fee simple forever, the following described real estate:

TRACT NO. I: 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 number 7, on the Plan of Sunrise Heights addition of record in Book 421, page 2, Register's Office for said County. Said lot fronts 50 feet on the westerly side of Nolensville Road, as widened, and runs back between parallel lines 150 feet to an alley.

TRACT NO. II: 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. 6 on the Map of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the westerly side of Nolensville Road and runs back between parallel lines 150 feet to an alley. There is excluded herefrom a strip of ground across the front of the lot that was conveyed to Davidson County by deed of record in Book 2021, Page 397, for the widening of Nolensville Road.

INCLUDED in the above described Tract No. II but EXPRESSLY EXLUDED from the property herein is a strip of ground across the front of the lot that was conveyed to Davidson County by Deed of record in Book 2021, Page 397, said Register's Office, for the widening of Nolensville Road.

And being a portion of the same property acquired by W. L. Johnson, Jr. by Deed of record in Deed Book 6299, Page 680, Register's Office of Davidson County, Tennessee, to which reference is here made. See also Deed Book *, Page _____, Register's Office, Davidson County, Tennessee. * 20001006-0099671

Map 133-2, Parcels 234 and 235

The above described real estate is subject to all matters as set forth on the Plan of Dunaway Woods, Section One, recorded in Plat Book 5200, page 132, said Register's Office, which plan includes a 50 foot minimum building setback line from Dunaway Drive; a 5 foot public utility and drainage easement along both side lot lines; and a 10 foot public utility and drainage easement along the back line of said lot. Said plat was amended to approve Lot 22 as a legal building site by records of the Metropolitan Nashville and Davidson County Planning Commission on March 25, 1998 (not of record).

The above described property is subject to restrictive covenants of record in Book 5393, page 651, as amended in Book 5484, page 222, said Register's Office, Davidson County, Tennessee. There is also a sewer easement of record in Book 4589, page 112, said Register's Office, Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said Gregory W. Irby, a single person, his heirs and assigns, in fee simple forever.

WE COVENANT with said Grantee, his heirs and assigns, that we are lawfully seized and possessed of the above real estate, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered, and we bind ourselves, our heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2000 will be prorated and thereafter assumed by the Grantee.

Dated: This the 6 day of OCT, 2000.

W. L. Johnson Jr.
W. L. JOHNSON, JR.

Mildred W. Johnson
MILDRED W. JOHNSON

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared for me, Samuel B Garner Jr., a Notary Public of said County and State, W. L. Johnson, Jr. and wife, Mildred W. Johnson, with who I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6 day of OCT 2000.

SAMUEL B. GARNER, JR. NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

Notary Public

My Commission Expires: 10-13-02.

STATE OF TENNESSEE
COUNTY OF Giles

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $295,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Mildred W. Johnson
Affiant

Sworn to and subscribed before me on this the 6 day of Oct, 2000.

Notary Public

SAMUEL B. GARNER, JR. NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

My Commission Expires: 10-23-02.

Real property taxes will be paid by:

Name: Gregory W. Irby
Address: 2305 Kline ave
Nash Tn 37211

Mail deed to:
Name: Gregory W. Irby
Address: Same

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE OPINION REQUESTED.

Johnson-Irby.Ded