RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **March, 2001, by and between MARVIN W. HEATH and RUTH A. HEATH, HUSBAND AND WIFE, hereinafter called Grantors, and RONALD W. IRLINGER and VERNONDA S. IRLINGER, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARVIN W. HEATH and RUTH A. HEATH, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto RONALD W. IRLINGER and VERNONDA S. IRLINGER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 426 WEST OLD HICKORY BOULEVARD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

M. W. Heath
MARVIN W. HEATH Signature of Seller

Ruth A. Heath
RUTH A. HEATH, Signature of Seller

Davidson County DEEDWARR
Recvd: 03/12/01 14:20 3pgs
Fees:15.00 Taxes:662.30
20010312-0023474

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARVIN W. HEATH and RUTH A. HEATH, HUSBAND AND WIFE, the within named bargainors, 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, at office, this **9th** day of March, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONALD W. IRLINGER and VERNONDA S. IRLINGER, HUSBAND AND WIFE

426 WEST OLD HICKORY BOULEVARD
MADISON, TN 37115

Property Address:

426 WEST OLD HICKORY BOULEVARD
MADISON, TN 37115

Person Responsible for Taxes:

Bank of America Mortgage
2059 Northlake Parkway
Tucker, GA 30084

Map & Parcel #: MAP 42-12, PARCEL 57

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$179,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **March, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 7 on the Plan of W.W. Gray's Plan of Lots at Madison, of record in Book 974, at page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to MARVIN W. HEATH and RUTH A. HEATH, HUSBAND AND WIFE, by WARRANTY DEED from THOMAS AND BETH STEWART, of record in BOOK 9067, PAGE 862, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 42-12, PARCEL 57).

2. All matters as set forth on the Plan of record in Plat Book 974, page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.