| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| KERWIN KELLY LLC | New Owner | MAP and PARCEL |
| 3607 Starrer Dr. | | 72-15 239 |
| Nashville TN 37211 | | |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 04/15/03 13:38 2pgs
Fees:13.00 Taxes:121.36

20030415-0050292

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **The Estate of Virginia Lee Irwin by Mary Ridings, Administrator** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **KERWIN KELLY, LLC, a Tennessee Limited Liability Company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 33 on the Map of M.P. Estes' Subdivision of certain lots in Sharpe and Horn's 6th Addition, as of record in Book 843, Page 39, Register's Office for said County.**

**Said Lot No. 33 fronts 50 feet on the southerly side of Porter Pike or Road and runs back between lines, 183 feet on th easterly line and 169 feet 3 inches on the westerly line, to the north line of the lot formerly owned by James Brown, on which it measures 52.5 feet.**

**Being the same property conveyed to James A. Irwin and wife, Virginia Prince Irwin, by Warranty Deed dated March 26, 1958, from H.G. Register and wife, Catherine C. Register, of record in Book 2750, Page 501, Register's Office for Davidson County, Tennessee. The said James A. Irwin died on May 28, 2002, leaving Virginia Prince Irwin as the sole surviving tenant by the entirety. The said Virginia Prince Irwin having since died intestate and her estate was probated as Case No. 03P473, Davidson County Probate Court Clerk's Office. Mary Ridings was appointed as Administrator of said estate. Said estate was ordered to sell the herein described property by virtue of an Order dated March 19, 2003.**

**This is property with a common address of 1601 1/2 Porter Road, Nashville, TN 37206.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 843, Page 39, said Register's office and all matters therein; (3) Easement of record in Book 4124, Page 433, said Register's office.**

**Virginia Lee Irwin is one and the same person as Virginia Prince Irwin.**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $32,800.00

Phil Segraves member
Affiant

Subscribed and sworn before me this 14th day of April, 2003.

My Commission Expires: 1-28-2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **14th** day of **April, 2003**.

**THE ESTATE OF VIRGINIA LEE IRWIN**

**By:** _____
**Mary Ridings, Administrator**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Before me, the undersigned authority, a notary public in and for said county and state, personally appeared MARY RIDINGS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Administrator of The Estate of Virginia Lee Irwin, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Administrator.**

**Witness my hand and official seal at office, this 14th day of April 2003.**

_____
**Notary Public**
**My Commission Expires:** 1-28-2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires JAN 28, 2006

File No. 0304-124.wd