Dav. Co. File Box 14-A

jtc file no. 16223-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/03 10:20 2pgs
Fees:13.00 Taxes:1405.00

20030611-0080554

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 12/12/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Ireland	Cavalry Banking	MAP 158-3
(NAME)	(NAME)	
2000 Earlington Drive	114 West College Street	PARCEL 69
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Harry E. Stratton and wife, Elizabeth P. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Ireland and wife, Marinda L. Ireland

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:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Earlington Drive, the corner of Lot Nos. 423 and 440, thence with the line between said lots, easterly 185.2 feet to a point; thence southerly 246.6 feet on the north margin of Gardendale Drive; thence with the margin of the same, westerly 123.2 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the easterly margin of Earlington Drive; thence with the margin of the same, northerly 250.6 feet to the point of beginning.

Being the same property conveyed to Harry E. Stratton and wife, Elizabeth P. Stratton by deed from Elizabeth P. Stratton and husband, Harry E. Stratton of record in Book 6218, page 275, and to Elizabeth P. Stratton by deed from Lloyd V. Shelton and wife, Frances S. Shelton of record in Book 4306, page 614, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2435, page 237; Book 2595, page 23 and Book 2603, page 440, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, page 142, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

CONTINUED

This is unimproved ( ) improved (X) property, known as 2000 Earlington Drive, Nashville, TN 37215
(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 hand s this 10th day of June, 2003

Harry E Stratton
Harry E. Stratton

Elizabeth P. Stratton
Elizabeth P. Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry E. Stratton and wife, Elizabeth P. Stratton

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 10th day of June, 2003.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.