This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/23/04 08:58 3pgs
Fees:18.00 Taxes:149.22
20040123-0008972

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Steven L. Wilkinson 1062 Bills Lane Joelton, TN 37080	same	072-11-0-120.00

WARRANTY DEED

For and in 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, **Mary Ridings, Robert Irwin and Judy Irwin, heirs of the Estate of Virginia Lee Irwin**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Steven L. Wilkinson**, a married man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> Being Lot No. 151 on the Map of Waters Place, as of record in Book 332, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 151 fronts 50 feet on the easterly side of Martha Street and runs back between parallel lines 150 feet to an alley in the rear.
>
> Being the same property conveyed to James A. Irwin and wife, Virginia Prince Irwin, by deed from Charles C. Hawkins and wife, Leona I. Hawkins, of record in Book 2104, page 309, Register's Office for Davidson County, Tennessee. James A. Irwin and Virginia Prince Irwin are deceased, leaving Judy Irwin, Robert Irwin and Mary Ridings as sole heirs.

Subject to the following restrictions and conditions:

1. 2004 County property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Book 332, page 136, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

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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.

This improved property is known as: 2103 Martha Avenue, Nashville, TN 37216.

WITNESS OUR HANDS this 14th day of January, 2004, in Franklin, Tennessee.

MARY RIDINGS

JUDY IRWIN

BY: MARY RIDINGS, ATTY-IN-FACT

*Power of Attorney of record in Instrument No. 20040123-0008971, RODC, TN

ROBERT IRWIN

BY: MARY RIDINGS, ATTY-IN-FACT

*Power of Attorney of record in Instrument No. 20040123-0008970 RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Mary Ridings, the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of January, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Mary Ridings, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robert Irwin and Judy Irwin, and further acknowledged that she executed same as the free act and deed of Robert Irwin and Judy Irwin.

Witness my hand this 14th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $40,330.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 14th day of January, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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