WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,700.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey M. Irwin	New Owner	Map 83
907 Beechmont Place		Group 8
Nashville, TN 37206		Parcel 4

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

David L. Marlin, Sr. and William B. Marlin, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeffrey M. Irwin and Amy D. Irwin, husband and wife
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:

BEING Lot No. 17 on the Plan of Roselawn, of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 69 feet on the easterly side of Beechmont Place and runs back on the northerly line 151.6 feet and on the southerly line 132.7 feet to a dead line on which it measures 101 feet.

Being the same property conveyed to David L. Marlin, Sr. and William B. Marlin, unmarried, by deed from William G. Wallis and William C. Seeley, both unmarried, of record in Book 10145, Page 168, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2089, Page 294 and Book 3067, Page 362, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 1, said Register's Office.

Power of Attorney of record in Instrument 20040428-0048234, said Register's Office.

William Baxter Marlin, Sr. and William B. Marlin being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 907 Beechmont Place, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 09/01/04 15:24 2pgs
Fees:13.00 Taxes:413.29
20040901-0106040

Witness our hands this 30th day of August, 2004.

David L. Marlin, Sr.

William B. Marlin
By: David L. Marlin, Sr., Attorney-in-Fact

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 David L. Marlin, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named David L. Marlin, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of William B. Marlin, as his Attorney-in-Fact as the free act and deed of the within named William B. Marlin.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.