WARRANTY DEED

Return to:
First Title & Escrow Co., Inc.
File Box 9B
#24184

Davidson County DEEDWARR
Recvd: 05/12/05 14:10 2 pgs
Fees:13.00 Taxes:514.30

20050512-0053821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2005.

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/25/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Daniel O'Day	Irwin Mortgage Corp.	083-06-0-118.00
(NAME)	(NAME)	
199 Manchester Avenue	400 Interstate N. Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Suite 580 Atlanta, Georgia 30339	
(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, Chad K. Slagle and wife, Jenny Slagle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Daniel O'Day, unmarried, 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 the southerly one-half of Lot No. 45 and the northerly 10 feet of Lot No. 46 on the Map of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of Manchester Ave., 50 feet southerly from the Northeast corner of said Lot No. 45; thence with the westerly margin of said Manchester Ave., southwardly 60 feet to a point; thence westwardly parallel with the line between Lots 45 and 46, 75 feet, more or less, to a point in the easterly margin of an alley; thence with the easterly margin of said alley, the northerly 66 feet, more or less, to a point, 55 feet southerly from the northwesterly corner of said Lot No. 45, thence easterly 97 feet, more or less to the beginning.

Being the same property conveyed to Chad K. Slagle and wife, Jenny Slagleby Warranty Deed from Peter Bavetta and wife, Angela Bavetta, dated November 30, 2001, of record in Instrument No. 20011213-0137787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 199 Manchester Avenue, Nashville, TN 37206

(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 hands this 5th day of May, 2005.

Chad K. Slagle

Jenny Slagle

STATE OF TENNESSEE

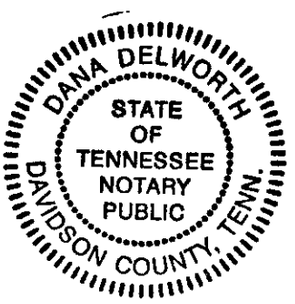
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad K. Slagle and Jenny Slagle the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2005.

Commission expires: 01/24/09

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027