**Return to: Box 10-B Cohen & Cohen

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

SEND TAX BILL TO NEW OWNER:
William C. Lewis and Aimee M. Ray
3800 Hutson Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 11/02/05 15:25 2 pg:
Fees:13.00 Taxes:312.65
20051102-0132801

~~MORTGAGEE:~~

MAP 072-02-0
GROUP
PARCEL 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Larry D. Irwin and wife, Karen D. Irwin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William C. Lewis, unmarried, and Aimee M. Ray, unmarried,** joint tenants with right of survivorship, hereinafter called the "GRANTEES", their successors 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. 78 on the Map of E.B. Craigs Subdivision of the Crownover property, as of record in Book 894, page 640 and 641 Registers Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the easterly side of Burrus Street and runs back 149 feet, 6 inches on the northerly line and 148 feet, 6 inches on the southerly line to a dead line.

Being the same property conveyed to Larry D. Irwin and wife, Karen D. Irwin by deed of record in Instrument #20020917-0113157 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 894, page 640 & 641, said Register's Office.
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 894, page 640 & 641, Register's Office for County, Tennessee.

This is improved property known as 3716 Burrus Street, Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their successors 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 the 1st day of November, 2005.

Larry D. Irwin

Karen D. Irwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry D. Irwin and wife, Karen D. Irwin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of November, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 08/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $84,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 9-22-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.