WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022299 DEEDWARR
Recvd: 04/15/10 08:46 2 pgs
Fees:13.00 Taxes:166.50
20100415-0028310

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Deborah A. Haas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH A. HAAS	SAME	MAP 135-01 PARCEL 69
(NAME)	(NAME)	
222 NORTH DENNY ROAD		
(ADDRESS)	(ADDRESS)	
LEBANON, TN 37087		
(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, I, **JAMES A. IRWIN, JR. AS SOLE HEIR AT LAW OF DEBORAH K. IRWIN, DECEASED, AS TO A ONE-HALF UNDIVIDED INTEREST AND JAMES A. IRWIN, JR., individually, AS TO A ONE-HALF UNDIVIDED INTEREST by and through CECIL ATHERTON, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH A. HAAS**, HEREINAFTER CALLED THE GRANTEE, HER 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. 116 on the Plan of Town Park Estates, Section I, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Deborah K. Irwin, an unmarried person, and James A. Irwin, Jr., an unmarried person by Administrator's Quitclaim Deed of record in Instrument No. 20060629-0078004, Register's Office for Davidson County, Tennessee; the said Deborah K. Irwin having since died on 1/17/09, unmarried and intestate. Pursuant to Affidavits of Heirship of Deborah K. Irwin of record in Instrument No. 20100401-0024263, and Instrument No. 20100401-0024264, Register's Office for Davidson County, Tennessee, James A. Irwin, Jr. is the sole heir at law of Deborah K. Irwin. James A. Irwin, Jr. herein conveying his one half interest in subject property and the one half undivided interest in subject property as sole heir at law of Deborah K. Irwin, deceased.

The Grantor herein is an unmarried person.

Cecil Atherton executes this instrument as Attorney in Fact for James A. Irwin, Jr. pursuant to Durable and General Power of Attorney of record in Instrument No. 20100329-0023333, Register's Office for Davidson County, Tennessee.

Grantee herein assume the payment of the 2010 Real Property Taxes.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1736 SOUTHWIND DRIVE, NASHVILLE, TN 37217
(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 my hand(s) this 4/13/2010.

James A. Irwin Jr.
JAMES A. IRWIN, JR.

Cecil Atherton
BY: CECIL ATHERTON, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CECIL ATHERTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for JAMES A. IRWIN, JR. and is authorized by JAMES A. IRWIN, JR. to execute this instrument on his behalf.

WITNESS my hand and official seal this 4/13/2010

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires:
12-21-2011