WARRANTY DEED ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010	State of Tennessee County of ~~Williamson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $100,000.00 Affiant Subscribed and Sworn to before me, this 28th day of April, 2010. Notary Public My commission expires: 5/22/2010

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robert D. Harvey 3735 Bakertown Road Nashville, TN 37211	Magna Bank PO Box 17257 Memphis TN 38187-0257	14806013600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roberta C. Irwin, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robert D. Harvey**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Mangum Heights, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot fronts 86.25 feet on the westerly side of Bakertown Road and runs back between lines 145 feet to a dead line in the rear.

Being the same property conveyed to Horace M. Irwin, Jr. and wife, Roberta C. Irwin by deed from John W. Overbey, Jr. and wife, Frances C. Overbey of record in Book 3254, page 439, Register's Office for Davidson County, Tennessee.

Tract 2:

Reserved Tract "B" on the Plan of Mangum Heights as of record in Book 2330, page 147, Register's Office for Davidson County, Tennessee.

Said Tract "B" fronts 93.68 feet on the westerly side of Bakertown Road and extends westerly side of Bakertown and extends back 145.0 feet on the northerly line and 172.62 feet on the southerly line to a point.

Being the same property conveyed to Horace M. Irwin and wife, Roberta C. Irwin by deed from J. H. Mangum and wife, Elizabeth L. Mangum of record in Book 4352, page 916, and to Horace M. Irwin, Jr. and wife, Roberta C. Irwin by deed from Horace M. Irwin and wife, Roberta C. Irwin of record in Book 10571, page 948, Register's Office for Davidson County, Tennessee.

The said Horace M. Irwin, Jr. having since died and the property vested in Roberta C. Irwin by estate by the entireties.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

BILL GARRETT, Davidson County
Trans:T20100029421 DEEDWARR
Recvd: 05/17/10 11:19 2 pgs
Fees:13.00 Taxes:370.00
20100517-0037710

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2330, Page 147, said Register's Office.

This is (x) improved ( ) unimproved property known as 3735 Bakertown Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 28th day of April, 2010.

Roberta C. Irwin

Roberta C. Irwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Roberta C. Irwin** the within named bargainor, 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.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 2010.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY