BILL GARRETT, Davidson County
Trans:T20100034105 DEEDWARR
Recvd: 06/04/10 13:37 2 pgs
Fees:13.00 Taxes:244.20
20100604-0043516

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16509

Property Address:
719 South Dickerson Road, Goodlettsville, TN 37072 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James J. Webb**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Larry D. Irwin, and Karen D. Irwin, as Tenants by the Entirety**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly parts of Lots No. 9 and 10 on the unrecorded Plan of Lily Bell Farm, as surveyed by James A. Hamilton, Jr., April 5, 1982, and described according to a survey by John Kohl and Company, dated March 26, 1982, as follows:

Beginning at a point in the westerly margin of Dickerson Pike, said point being the common front corners of Lots No. 8 & 9 on said unrecorded plan, and also being located 0.1 mile, more or less south of the southwesterly intersection of Dickerson Pike and Shevel Drive; thence along the line between Lots No. 8 & 9, north 77 degrees 40' west 409.5 feet to a point; Lots No. 10 and 11; thence along the line between Lots Nos. 10 & 11 in an easterly direction 141.2 feet to a point; thence North 19 degrees 00' east 85 feet, more or less, to a point; thence south 87 degrees 16' east 88.2 feet, more or less, to an elm tree in the westerly margin of Dickerson Pike; thence along the said margin of said Pike in a northerly direction 100.0 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Associates Financial Services Company of Tennessee, Inc., dated June 30, 1987, and recorded July 2, 1987, in the Register's Office for Davidson County, Tennessee, in Book 7285, at Page 732.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 28th day of May, 2010.

James J. Webb {Seal}
By Barbara W. Black, Attorney-in-Fact

State of TENNESSEE
County of Davidson

On this the 28th day of May, 2010, before me, the undersigned officer, personally appeared Barbara W. Black to me known to be the person who executed the foregoing instrument in behalf of James J. Webb as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said James J. Webb .

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Notary Public

My Commission expires: 1-3-11

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $66,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of May, 2010.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Notary Public

My Commission expires: 1-3-11

Name of Owner and Property Address:
Larry D. Irwin and Karen D. Irwin
174 Marlin Rd
White House, TN 37188

Phone: 615-672-2471

Person Or Entity Responsible For Payment Of Taxes:
Larry D. Irwin and Karen D. Irwin
174 Marlin Rd
White House, TN 37188

Phone: 615-672-2471

Tax Parcel ID#: 025-12-0-011.00