BOOK 10958 PG 876

THIS INSTRUMENT WAS PREPARED BY;
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, IRWIN MORTGAGE CORPORATION does hereby bargain, sell, transfer and convey unto ADDIE FAYE GILMORE, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 60-A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 40 through 46 and 58 through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Inland Mortgage Corporation by Substitute Trustee's Deed of record in Book 10342, page 160, said Register's Office. Inland Mortgage Corporation having changed its name to Irwin Mortgage Corporation by Articles of Amendment dated January 1, 1998, filed with Secretary of State for Indiana.

THIS IS IMPROVED PROPERTY KNOWN AS: 1420 Bell Trace Drive, Antioch, TN 37013

Grantees, Addie Faye Gilmore, whose address is 1420 Bell Trace Drive, Antioch, TN 37013 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantees, Addie Faye Gilmore, her heirs and assigns, forever.

Said IRWIN MORTGAGE CORPORATION warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

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IN WITNESS WHEREOF, the said IRWIN MORTGAGE CORPORATION has executed this deed this 13th day of May 1998.

IRWIN MORTGAGE CORPORATION

By: Jackie Barson

its: ASST VICE PRESIDENT

ATTESTED;

Diana Freed

IRWIN MORTGAGE SEAL CORPORATE

STATE OF INDIANA
COUNTY OF MARION

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Barson of IRWIN MORTGAGE CORPORATION, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be ASST. VICE president of IRWIN MORTGAGE CORPORATION, the within named party, a Corporation, and that he/they as such ASST VICE president, executed the foregoing instrument for the purpose therein contained, by signing the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by him/themselves as ASST VICE PRESIDENT.

Witness my hand and official seal, this 13th day of May, 1998.

Kandi D. Wills
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF INDIANA

OFFICIAL SEAL
KANDI D. WILLS
NOTARY PUBLIC
In and for the State of Indiana
My commission expires 07-07-00

5161 06/03 01:01 03CHECK 281.25

98 JUN -3 AM 9:05

0445291

IDENTIFICATION REFERENCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual consideration or value, whichever is greater for this transfer is $ 72,500.00

Addie Faye Gilmore
Affiant

Sworn to and subscribed before me this 18th day of May, 1998.

EVELYN D. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Evelyn D. Wright
Notary Public

My Commission Expires SEPT. 23, 2000

My Commission Expires:

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NAME NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Addie Faye Gilmore 1420 Bell Trace Drive Antioch, TN 37013	First Trust Mortgage Company 6525 Quail Hollow Memphis, TN 38120	Map: 161-16 Group Parcel: 52

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	12.00
TOTAL	281.25
CHECK	281.25

06/03/98 01 09:07 0001 5161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445291
IDENTIFICATION REFERENCE

98 JUN -3 AM 9:05

REGISTER
DAVIDSON CO. TN.

No. 1301086