WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/00 15:54 2pgs
Fees:11.00 Taxes:434.75

20001122-0115623

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Johnson (NAME)	Irwin Mortgage Corporation (NAME)	MAP 26-7
103 Welshwood Court (ADDRESS)	9265 Counselor's Row (ADDRESS)	PARCEL 56
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (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, WE, Christopher Wayne Brown and wife, Penny Summers Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Johnson, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 162 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 162 fronts 65 feet on the westerly margin of Welshwood Court and extends back between parallel lines 99 feet to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Christopher Wayne Brown and wife, Penny Summers Brown by deed from Randall Phillips Builders, Inc., of record in Book 6719, Page 531, Register's Office for Davidson County, Tennessee.

Beverly Thompson executes this instrument as Attorney-In-Fact on behalf of Christopher Wayne Brown and wife, Penny Summers Brown, pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 103 Welshwood Court, Goodlettsville, TN 37072
(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 our hand s this 20th day of November, 2000

Christopher Wayne Brown
By: Christopher Wayne Brown by Beverly Thompson
Beverly Thompson, Attorney-in-fact
Penny Summers Brown
By: Penny Summers Brown by Beverly Thompson
Beverly Thompson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____and_____ _____with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ _____ and _____respectively of the _____ _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Beverly Thompson to me known to be the person who executed the foregoing instrument in behalf of Christopher Wayne Brown and wife, Penny*, and acknowledged that she executed the same as the free act and deed of the said Christopher Wayne Brown and wife, Penny Summers Brown *Summers Brown

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of November, 2000.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____