Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1028

Davidson County DEEDWARR
Recvd: 01/30/01 15:07 2pgs
Fees:11.00 Taxes:643.80
20010130-0009191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Sawyer and Jennifer A. Ruffing, as joint tenants with the right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Hance and Grace Hance, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to David M. Sawyer and Jennifer A. Ruffing by deed of record as Instrument #20000119006497, Registers office for said County. Said Jennifer A. Ruffing having since married David M. Sawyer is now known as Jennifer A. Ruffing Sawyer.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5616 Kendall Drive, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of January, 2001

David M. Sawyer

Jennifer A. Ruffing Sawyer
Jennifer A. Ruffing Sawyer

State of Pennsylvania
County of Allegheny)

On this 25th day of January, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David M. Sawyer and Jennifer A. Ruffing Sawyer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-17-01

Notarial Seal
Denise V. Allison, Notary Public
Pittsburgh, Allegheny County
My Commission Expires May 17, 2001
Member, Pennsylvania Association of Notaries

State of Pennsylvania
County of Allegheny)

On this 25th day of January, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David M. Sawyer and Jennifer A. Ruffing Sawyer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

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State of Pennsylvania
County of Allegheny)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 174,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of January, 2001.

Notary Public

My Commission Expires: 5-17-01

Notarial Seal
Denise V. Allison, Notary Public
Pittsburgh, Allegheny County
My Commission Expires May 17, 2001
Member, Pennsylvania Association of Notaries

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael L. Hance	Irwin Mortgage Corporation	103-6-15
5616 Kendall Drive	P.O. Box 9061	
Nashville, TN 37209	South San Francisco, CA 94083-9061	