THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, FTEC No. 18034	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $179,900.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2001. Notary Public My Commission Expires: 12-20-03

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DANYA C. MACDONALD 5044 Stonemeade Drive Nashville, Tennessee 37221	Irwin Mortgage Company 900 Interstate N. Pkwy, Ste. 550 Atlanta, Ga 30339	155-5-A 83 09D81414

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KEVIN G. WARD AND WIFE, KARA WARD, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANYA C. MACDONALD AND HUSBAND, JUSTIN L. MACDONALD, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5044 Stonemeade Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2001.

Davidson County DEEDWARR
Recvd: 06/19/01 09:26 2pgs
Fees:11.00 Taxes:565.63
20010619-0064726

KEVIN G. WARD

KARA WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN G. WARD AND KARA WARD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2001.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Stonemeade Section I, as of record in Plat Book 6900, pages 800 and 801, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin G. Ward and spouse, Kara Ward by deed from Rafael Fernandez and spouse, Susan Elizabeth Fernandez of record in Book 10236, page 904, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992 and Book 8810, page 840, and (3) All matters appearing on the Plan of record in Plat Book 6900, pages 800 and 801, said Register's Office.