WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/02 14:39 2pgs
Fees:13.00 Taxes:346.69

MCDANIEL-H01679 20020104-0001636

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,700.00

Teresa Brewer
Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES: 10-9-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Teresa Brewer	Irwin Mortgage Corporation	39-00-178
(NAME)	(NAME)	
5046 Clarksville Highway	P.O. Box 9061	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	South San Francisco, CA 94083-9061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT E. SELLERS AND WIFE, BETTY J. SELLERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TERESA BREWER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

TRACT No. 1:
Land in the 12th Civil District of Davidson County, Tennessee, Tennessee, described according to a survey for Bill Spann and E. R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc., as follows: BEGINNING at an iron stake in the northerly margin of State Highway 112, being Clarksville Highway; thence North 29 degrees 55 minutes 20 seconds East, 348.47 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 64.78 feet to an iron stake; thence 304.06 feet to an iron stake in the northerly margin 216.71 feet to the point of beginning, containing 1.01 acres, more or less.

TRACT No. 2:
Land in the 12 the Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E. R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc., as follows: BEGINNING at an iron stake in the northerly margin of State Highway 112, 216.71 feet from the iron stake set out as the beginning point in Tract No. 1; thence along the boundary line of Tract No. 1, 304.06 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 110.88 feet to an iron stake; thence 282.31 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 115.01 feet to the point of beginning, containing 0.75 acres, more or less.

Tract No. 3:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Eighty-Four Hundredths (84/100) acrews, lying in the 14th Civil District of said County, and described according to a survey made by Southern Land Surveyors, Inc , dated July 5, 1967, as follows: BEGINNING at an iron stake in the eastely margin of Clarksville State Highway No. 112, at the southwest corner of the land herein described; thence with the margin of the sam, North 35 degrees 30 minutes west 38 feet to an iron stake; thence leaving said Highway, North 20 degrees 12 minutes East 93.55 feet; North 26 degrees 59 minutes West 134 feet to an iron stake; thence North 45 degrees 59 minutes 20 seconds East 202.96 feet to an iron stake; thence South 45 degrees 28 minutes 20 seconds East 110 feet to an iron stake; thence South 29 degrees 55 minutes 20 seconds West 348.57 feet to the point of beginning.

Being the same property conveyed to Robert E. Sellers and wife, Betty J. Sellers by deed from Chester Leroy Duncan and wife, Mary Louise Duncan of record in Book 9014, Page 71, said Register's Office.

This is improved (X) property, known as 5046 Clarksville Highway, Whites Creek, Tennessee 37189
unimproved ( )
(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 my/our hand(s) this 16th day of November, 2001.

Robert E. Sellers

Robert E. Sellers

Betty J. Sellers

Betty J. Sellers

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Sellers and wife, Betty J. Sellers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 16th day of November, 2001.

My Commission Expires: 10-9-02

GEORGE W. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES OCT 9, 2002 SUMNER COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 16th day of November, 2001.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075