Box 29

Davidson County DEEDWARR
Recvd: 01/23/02 13:38 3pgs
Fees:18.00 Taxes:151.70
20020123-0009242

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

Map 11, Parcel 18

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 which is hereby acknowledged by the Grantor, **IRWIN MORTGAGE CORPORATION,** does hereby bargin, sell, transfer and convey unto **JERRY W. CARMICHAEL and wife, ELLA JEAN CARMICHAEL**, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808, in the Register's Office of said County, and being Tract 3 on the plat of a survey of the Division of said property dated May 5, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:
BEGINNING at an iron pin in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being northerly 1370.17 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; thence with said right-of-way, N 3 deg. 40' 52" E 109.53 feet to the beginning of a curve in said right-of-way concave to the west and having a radius of 4739.10 feet; thence with said curve and right-of-way, northerly an arc distance of 127.01 feet to an iron pin; thence leaving said right-of-way and severing the property of Waverly E. Williams, of record in Book 4740, page 808 in said Register's Office, as follows: S 87 deg. 51' 15" E 300.00 feet to an iron pin; N 2 deg. 08' 45" E 200.00 feet to an iron pin; N 25 deg. 14" 56" E 395.73 feet to an iron pin; S 29 deg. 57' 38" E 419.02 feet to an iron pin; S 75 deg. 44' 49" W 207.67 feet to an iron pin; S 4 deg. 32' 10" E 52.51 feet to an iron pin; S 19 deg. 25' 30" E 164.34 feet to an iron pin; S 8 deg. 57' 01" W 78.34 feet to an iron pin; S 67 deg. 08' 30" W 86.19 feet to an iron pin; S 84 deg. 23' 18" W 105.66 feet to an iron pin; S 73 deg. 15' 28" W 132.80 feet to an iron pin; S 87 deg. 06' 16" W 145.68 feet to an iron pin; N 86 deg. 19' 08" W 87.10 feet to the BEGINNING, containing 5.10 acres, more or less.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of INGRESS and EGRESS, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, said pin being the the common corner of the above described tract and Tract 5 on said survey of the Waverly E. Williams property; thence with the common boundary line of said tracts as follows: S 86 deg. 19' 08" E 87.10 feet to an iron pin; N 87 deg. 06' 16" E 145.68 feet to an iron pin; N 73 deg. 15' 28" E 132.80 feet to an iron pin; N 84 deg. 23' 18" E 105.66 feet to an iron pin; N 67 deg. 08' 30" E 86.19 feet to an iron pin; N 8 deg. 57' 01" E 78.34 feet to an iron pin; N 19 deg. 25' 30" W 164.34 feet to an iron pin; N 4 deg. 32' 10" W 52.51 feet to an iron pin; N 75 deg. 44' 40" E 30.00 feet.

Included in this conveyance is a mobile home, being 1988 Fleetwood, Serial No. 147974.

BEING the same property conveyed to Irwin Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, filed in Instrument No. 20010716-0075200, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2660 Greer Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee(s), their 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.

IN WITNESS WHEREOF, the said Grantor, has executed this deed this 18th day of January, 2002.

IRWIN MORTGAGE CORPORATION

By: Jackie Barson

Its: Jackie Barson
First Vice President

STATE OF Indiana :
COUNTY OF Hamilton :

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Barson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of the Irwin Mortgage Corporation, the within named bargainor, a corporation, and that he/she as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal at office, this 18th day of January, 2002.

Geri Swavey
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF INDIANA
COUNTY OF HAMILTON
MY COMMISSION EXPIRES
JANUARY 15, 2008

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00

Affiant

Sworn to and subscribed before me this 22nd day of January 2002.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

My Commission Expires:
1/25/03

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NAME & ADDRESS NEW OWNERS:

Jerry W. Carmichael
2718 Greer Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:

NEW OWNER