PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/18/02 10:00 2pgs
Fees:13.00 Taxes:584.60
20020618-0073480

W & I Ref:(SK) Title No: 43524
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joy L. Coomes 604 Elaine Drive Nashville, Tennessee 37211	Irwin Mortgage Company 400 Interstate Parkway, Suite 580 Atlanta, Georgia 30339

TAX MAP-PARCEL NUMBERS: 133-13-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A. J. Schaefer and spouse, Irene Schaefer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joy Coomes** 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. 634 on the Plan of Section Seven Caldwell Hall of record in Book 3300, page 19, Registers' Office for said County.

SAID Lot No. 634 fronts 80.0 feet on the northerly margin of Elaine Drive and extends back 185.4 feet on t he easterly line and 184.0 feet on the westerly line to a broken line in the rear measuring 82.35 feet thereon.

BEING the same property conveyed to A.J. Schaefer and wife, Irene Schaefer by deed from James J. Mayercik and wife, Mary Shannon Mayercik of record in Book 11003, page 400, Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 19, said Register's Office, which Plan shows a 30 foot minimum building setback line from Elaine Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s).

This is improved property, known as: 604 Elaine Drive, Nashville, Tennessee 37211

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2002.

A. J. Schaefer

Irene Schaefer

State of TENNESSEE

County of DAVIDSON

On this 10th day of June, 2002 , before me the undersigned authority, personally appeared A. J. Schaefer and Irene Schaefer , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2002

My Commission Expires: 5/30/04

Notary Public