Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July 2002.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason A. Pate	Irwin Mortgage Corporation	161-02/135.00
5204 Meta Circle	P.O. Box 9061	
Nashville TN 37211	SO San Fransisco, CA 94083-9061	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cynthia C. Adams a married person, and John B. Comer, Jr., and Susanne M. Comer, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jason A. Pate hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the plan of McMurray Place Section 2 of record in Plat Book 5200 page 440 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brent D. Adams and wife Cynthia C. Adams and John B. Comer, Jr. and wife, Susanne M. Comer of record in Book 8613 page 607 Register's Office for Davidson County, Tennessee. Brent D. Adams having conveyed his interest to Cynthia D. Adams and John B. Comer, Jr. and iwfe Susanne M. Comer by quitclaim deed of record in Instrument No. 2001027-0106844 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on Plat of record in Book 5200 Page 440 Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 5868 page 503 and amended in Book 5939 page 231, Register's Office for Davidson County, Tennessee

This property is improved property known as 5204 Meta Circle, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/11/02 08:14 2pgs
Fees:13.00 Taxes:447.70
20020711-0083255

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 hand this 28th day of June 2002.

John B. Comer, Jr.

Susanne M. Comer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Comer Jr., and Susanne M. Comer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2002.

Notary Public

My Commission expires: 8/19/03

WITNESS my hand this 8th day of July, 2002.

Cynthia C. Adams

James W. Murray, Jr., who joins in the execution of this document to convey any marital interest he may have

---

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia C. Adams and James W. Murray, Jr. bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of July, 2002.

Notary Public