22-1-558

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Return to:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $157,300.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2002.

Notary Public
My commission expires: ~~05/30/04~~ 11-20-05

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan Johnson	IRWIN MORTGAGE CORP	173-4A-158.00
4941 Alexis Drive	P. O. Box 23550	
Antioch TN 37013	Jacksonville, FL 32241-3550	
	Loan # 0074211361	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lawrence E. Mainer and wife, Beverly K. Mainer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dan Johnson and wife, Cynthia Johnson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase 1, Oak Highlands, of record in Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more c omplete l egal description.

Being the same property conveyed to Lawrence E. Mainer and wife, Beverly K. Mainer by deed from Terry M. Talley and wife, Tessa J. Talley of record in Book 10620, Page 740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4941 Alexis Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2002.

Lawrence E. Mainer

Beverly K. Mainer

Davidson County DEEDWARR
Recvd: 07/31/02 14:43 2pgs
Fees:13.00 Taxes:582.01

20020731-0091926

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lawrence E. Mainer and Beverly K. Mainer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 26th day of July, 2002.

Notary Public

My Commission expires ~~05/30/04~~ 5/23/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006