THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 10/03/02 14:10 3pgs
Fees:18.00 Taxes:1672.40
20021003-0120825

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

CATHERINE M. WOOD
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Baird Dixon (NAME)	Irwin Mortgage Corporation (NAME)	MAP 130-07
3819 Trimble Road (ADDRESS)	400 Interstate N. Pkwy., #580 (ADDRESS)	PARCEL 101.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Atlanta, GA 30339-5030 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George T. Guthrie, Jr. and wife, Shelby G. Guthrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Baird Dixon and wife, Cynthia G. Dixon
Edward

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee.

TRACT I:

Being Lot No. 25 on the final plat of Sharber's Harding Place Subdivsion not of record described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Trimble Road at the corner of Lots No. 25 and 26, being 1023 feet west of the westerly margin of Estes Avenue; thence with the line between said two lots, southwardly 362 1/2 feet to the common corner of Lots Nos. 11, 12, 25 and 26; thence with the line between Lot Nos. 12 and 25, ~~westwardly 100 feet to the common corner of Lot Nos. 12 and 25~~, westwardly 100 feet to the common corner of Lot Nos. 12, 13, 24 and 25; thence with the line between Lot Nos. 24 and 25, northwardly 360 feet to the southerly margin of Trimble Road; thence with said road, eastwardly 100 feet to the beginning.

TRACT II:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee being part of Lot No. 11 on the plan of Carter and King Lands, as of record in Book 57, page 99, Registers Office for said County, being Lot No. 24 on the Final Plan of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

CONTINUED

This is unimproved ( ) improved (X) property, known as 3819 Trimble Road, Nashville, TN 37215
(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 our hand s this 1st day of October, 2002

George T. Guthrie, Jr.

Shelby G. Guthrie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Guthrie, Jr. and wife, Shelby G. Guthrie

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 Nashville, Tennessee, this 13 day of March 2002

Commission expires March 27, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Beginning on the southerly margin of Trimble Road 100 feet west of the northwest corner of the property conveyed to John P. Rogers and wife, by deed from Kate T. Sharber of record in Book 1415, page 248, Register's Office for said County, said point being the corner of Lots Nos. 24 and 25; thence with the southerly margin of said Road westwardly 100 feet to the corner of Lots Nos. 23 and 24, thence with the line between said two lots, southwardly 357 feet to the common corner of Lots Nos. 13, 14, 23 and 24; thence with the line between Lots Nos. 13 and 24; eastwardly 100 feet to the common corner of Lots Nos. 12, 13, 24 and 25, thence with the line between Lots Nos. 24 and 25 northwardly 360 feet to the beginning.

INCLUDED in the Tract II above, but specifically EXCLUDED from this conveyance is the following described property:

Land in the 7th Civil District of Davidson County, Tennessee, being the west half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, not of record.

Said west half of Lot No. 24 fronts 50 feet on the south side of Trimble Road and extends back on the west line, and the east line of Lot No. 23, 357 feet, and extends back 358.5 feet on the east line to the center of a 20 foot easement and measures 50 feet thereon.

Being the same property conveyed to George T. Guthrie, Jr. by deed from Jack W. Robinson, Jr. and wif, Tamara T. Robinson of record in Book 8794, page 986, said Register's Office.