22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/02 15:45 2pgs
Fees:13.00 Taxes:1304.25

20021022-0129736

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,500.00

Christie Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: May 29, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTIE WILSON (NAME)	IRWIN MORTGAGE CORPORATION (NAME)	91-15-329
4807 Elkins Avenue (ADDRESS)	P.O. BOX 23550 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	JACKSONVILLE, FL 32241-3550 (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, LAMONT CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTIE WILSON

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:

Land in Davidson County, Tennessee, being a part of the North half of Block No. 31, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in book 57, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Elkins Avenue (formerly Second Avenue) said point being 100 feet from the westerly margin of 49th Avenue North (formerly 8th Street); thence in a southerly direction, 180 feet to a point in the northerly margin of an alley; thence eastwardly along said margin of said alley 70 feet to a point; thence northwardly 180 feet to a point in the southerly margin of Elkins Avenue; thence in a westerly direction, 70 feet along said margin of said Avenue to the point of beginning.

Being the same property conveyed to Lamont Carter by Warranty Deed from Joseph C. Jurczyk and wife Lynne Baker, of record in Book 9821, page 428, said Register's Office.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4807 ELKINS AVENUE, NASHVILLE, TN 37203
(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 my hand this 18th day of October 2002

LAMONT CARTER

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 LAMONT CARTER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 18th day of October 2002.

Commission expires May 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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