WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 13:35 2pgs
Fees:13.00 Taxes:703.00

20030103-0001289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Wade, Jr. (NAME)	Irwin Mortgage Corporation (NAME)	MAP 61-7
4211 Burrus Street (ADDRESS)	9265 Counselors Row (ADDRESS)	PARCEL 219
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (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, Johnny G. Hesson and wife, Sherry Lynn Hesson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Wade, Jr. and wife, Constance L. Wade

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 Lots Nos.1 and 2, on the Plan of Allison Heights, of record in Plat Book 2330, Page 142, Register's Office for Davidson County, Tennesse, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Johnny G. Hesson and wife, Sherry Lynn Hesson, as tenants by the entirety, from Margaret W. Spurlock, Pauline B. Wilhite, David K. Richart, Sr., Mary Elizabeth McCabe and Robert Pierce Richart, heirs at law of Charlie B. Pierce, as of record in Book 9227, Page 436, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ALLISON HEIGHTS, AS OF RECORD IN PLAT BOOK 2330, PAGE 142, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4211 Burrus Street, Nashville, TN 37216
(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 2nd day of January 2003

Johnny G. Hesson

Sherry Lynn Hesson

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 Johnny G. Hesson and wife, Sherry Lynn Hesson

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 Madison, Tennessee, this 7th day of January, 2003.

Commission expires March 25, 2006

Notary Public

DEANNE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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