Davidson County DEEDWARR
Recvd: 02/12/03 15:42 3pgs
Fees:18.00 Taxes:444.00
20030212-0019641

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
James C. Martin	Irwin Mortgage Corporation	Map 128-10-0
8005 Stallion Court	9265 Counselor's Row	Parcel 9
Nashville, TN 37221	Indianapolis, IN 46240	11345 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **John J. Woods and wife, Ann Casey Woods** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James C. Martin, an unmarried person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Stacy Square-Section 2, as of record in Plat Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John J. Woods and wife, Ann Casey Woods, by Warranty Deed from Paul F. Aspan and wife, Joan D. Aspan of record in Book 6646, page 366, said Register's Office.

This is improved property located at 8005 Stallion Court, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 4175, page 30, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4265, page 777, as amended in Book 4379, page 833, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 24th day of January, 2003.

Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of January, 2002.

John J. Woods

Ann Casey Woods

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 **John J. Woods and wife, Ann Casey Woods**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **January,** 2003.

Barbara Kemp
Notary Public

My Commission Expires: 05/28/03