PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 44275
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/26/03 14:52 2pgs
Fees:13.00 Taxes:547.60
20030226-0025789

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Audley H. Freed, Jr. Jennifer M. Gunderman 1223 Stratford Ave. Nashville, Tennessee 37216	Pulte Mortage Corporation 7475 South Joliet Street Englewood, Colorado 80112

TAX MAP-PARCEL NUMBERS: 061-15-383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa G. Bowers Ishmael-Irwin**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Audley H. Freed Jr. and spouse, Jennifer M. Gunderman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots Nos. 266 & 267 on the Map of Inglewood Place, a plat of which is of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Southern Land and Associates dated March 29, 1978, as follows:

Being the Easterly 51.78 feet of the Westerly 103.55 feet of Lot No. 267 and the Easterly 51.78 feet of the Southerly 85 feet of the Westerly 103.55 feet of Lot No. 266, said parts of said lots front 51.76 feet on the Northerly side of Stratford Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Melissa G. Bowers by deed from Patricia B. Thacker of record in Doc. No. 200004030033222, said Register's Office for Davidson County, Tennessee. The said Melissa G. Bowers is now known as Melissa G. Bowers Ishmael-Irwin.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 332, Page 101, said Register's Office.

Joe Eric Irwin, spouse of, Melissa G.. Bowers Ishmael-Irwin, joins in conveying any interest he might have in subject property.

This is improved property, known as: 1223 Stratford Avenue, Nashville, Tennessee 37216

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 2003

Melissa G. Bowers Ishmael-Irwin

Joe Eric Irwin

State of TENNESSEE
County of DAVIDSON

On this 24th day of February, 2003, before me the undersigned authority, personally appeared Melissa G. Bowers Ishmael-Irwin and Joe Eric Irwin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Sworn and subscribed before me this the 24th day of February, 2003

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004