Davidson County DEEDWARR
Recvd: 02/27/03 14:12 2pgs
Fees:13.00 Taxes:850.63

20030227-0026357

FILE BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $229,900.00.

Subsribed and sworn before me this the 25th day of February, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Seal)
My Commission Expires July 26, 2003

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 300171
214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Joe E. Irwin and wife, Melissa G. Irwin
6840 Bridgewater Drive
Nashville, TN 37221

Send tax bills to:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Su
Franklin, TN 37067

Map 126-16-A Parcel 120

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Joe E. Irwin and wife, Melissa G. Irwin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 120 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 and Phase 1B Section1 of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation, by Quitclaim Deed from Continental Development and Construction, Inc., of record in Instrument No. 20021101-0134222, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 6840 Bridgewater Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 25th day of February, 2003.

Corinthian Custom Homes, Inc.

BY: _____
John A. Bell, Jr.
Settlement Officer

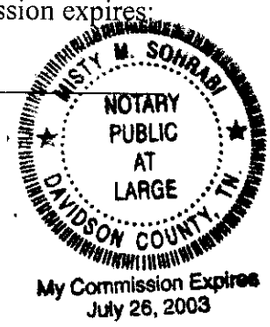
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John A. Bell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Agent of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 25th day of February, 2003.

My commission expires:



Notary Public