Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Return To:
First Title & Escrow
File Box 9B
#20111

Davidson County DEEDWARR
Recvd: 03/06/03 13:33 2pgs
Fees:13.00 Taxes:925.00

20030306-0029862

39-B
File #03-1049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terrell R. Tye, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew L. McQueen, and wife, Candice D McQueen,** 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 Lot No. 12 on the Plan of Hunt Terrace, Part One, as of record in Book 1130, Page 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terrell R. Tye, unmarried by Quitclaim Deed from John T. Cook, Trustee of record in Book 11255, Page 115, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4403 Hunt Place, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of February, 2003

Terrell R. Tye

Terrell R. Tye

State of Tennessee)
County of Davidson)

On this 27th day of February, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Terrell R. Tye and , the bargainor(s), 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.

Notary Public

My Commission Expires 3/25/2006



State of Tennessee)
County of Davidson)

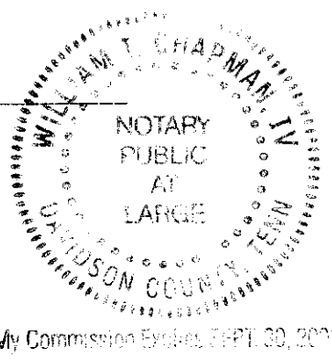
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2003.

Notary Public

My Commission Expires: _____



My Commission Expires SEPT. 30, 2006

NEW OWNER:
Andrew L. McQueen
4403 Hunt Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Irwin Mortgage Corporation
400 Interstate North Parkway, #580
Atlanta, GA 30339-5030

TAX MAP-PARCEL #:
131-7-59