PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (GJ) Title No: 44245

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/14/03 16:32 4pgs
Fees:23.00 Taxes:721.50
20030314-0034728

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick A Pruett Michelle M Pruett 854 Pasadena Drive Nashville, Tennessee 37204	Irwin Mortgage Company 400 Interstate Parkway, Suite 580 Atlanta, Georgia 30339

TAX MAP-PARCEL NUMBERS: 132-10-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Susan M. McQueen, Nanci C. Lewis and James W. Corder, Jr., Successor Trustees of the James W. and Evalyn M. Corder Revocable Living Trust, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick A Pruett and spouse, Michelle M Pruett** 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. 10 on the Plan of Springdale Estates of record in Book 1835, page 104, Register's Office for said County.

Said Lot No. 10 fronts 143.0 feet on the northerly margin of Pasadena Drive and extends back 348.1 feet on the easterly line and 315.5 feet on the broken westerly line to a dead line in the rear, measuring 155.0 feet thereon.

Being the same property conveyed to James W. Corder and wife, Evalyn Corder by deed from Carl Batson and wife, Betty Ruth Batson of record in Book 2040, page 225, said Register's Office. By Quitclaim Deed of record in Book 9974, page 66, said Register's Office, James W. and Evalyn M. Corder conveyed subject property to The James W. and Evalyn M. Corder Revocable Living Trust. The said James W. and Evalyn M. Corder Revocable Living Trust is of record in Book 9074, page 51, said Register's Office. The said James W. Corder has since died. Evalyn M. Corder has been declared incompetent by Affidavit being recorded as Exhibit "B" hereto; vesting the property in Susan M. McQueen, Nanci C. Lewis and James W. Corder, Jr. as Successor Trustees.

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; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 104, said Register's Office, which Plan shows a 75 foot minimum building setback line from Pasadena Drive and a 10 foot easement for public utility purposes along the rear line(s) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6297, page 111, said Register's Office.

This is improved property, known as: 854 Pasadena Drive, Nashville, Tennessee 37204

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 27th day of February, 2003 .

Susan M. McQueen

The James W. and Evalyn M. Corder Revocable Living Trust

By:

Susan M. McQueen,Successsor Trustee

State of Alabama

County of Madison

On this 27th day of February, 2003 , before me the undersigned authority, personally appeared Susan M. McQueen, Successor Trustee of **The James W. and Evalyn M. Corder Revocable Living Trust** , 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: 6/21/2005

Notary

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $195,000.00

Affiant

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

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Notary Public

W1doc: Deed Wty—12/92

WITNESS THE EXECUTION HEREOF this 27th day of February, 2003 .

Nanci Corder Lewis

The James W. and Evalyn M. Corder Revocable Living Trust

By:

Nanci C. Lewis,Successsor Trustee

James W. Corder Jr.

The James W. and Evalyn M. Corder Revocable Living Trust

By:

James W. Corder, Jr.,Successsor Trustee

State of Tennessee

County of Williamson

On this 27th day of February, 2003 , before me the undersigned authority, personally appeared Nanci C.Lewis, Successor Trustee of **The James W. and Evalyn M. Corder Revocable Living Trust** , 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 AT LARGE DAVIDSON COUNTY

My Commission Expires: _____

Notary

State of Tennessee

County of Williamson

On this 27th day of February, 2003 , before me the undersigned authority, personally appeared James W. Corder, Jr. Successor Trustee of **The James W. and Evalyn M. Corder Revocable Living Trust** , 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 AT LARGE DAVIDSON COUNTY

My Commission Expires: _____

Notary

PREPARED BY:
Wilkins and Ivey, Attorneys
5200 Maryland Way, Suite 109
Brentwood, Tennessee 37027
Ph.(615)507-2004 - Fax(615) 507-2002
E-mail: main@wilkinsandivey.com

Exhibit "B"

State of Tennessee
County of Davidson

AFFIDAVIT REGARDING STATE OF MENTAL COMPETENCY

The undersigned Stephen C. Humble MD **(the "Affiant"), being first duly sworn, deposes and certifies as follows:**

1. That Affiant is a physician duly licensed to practice medicine in the State of Tennessee.

2. That Affiant has served as the personal physician of Evalyn Corder ("Subject") for 1 years 12 months and is well acquainted with Subject.

3. That Affiant, on December 18, 2002, personally examined Subject; such examination including the performance of such tests and/or having with the said Subject such conversation as was deemed necessary for purposes of determining Subject's mental capacity.

4. That, based on such examination, it is the professional opinion of the undersigned Affiant physician that the Subject is no longer mentally competent and capable of understanding and conducting Subject's personal and business affairs and that, due to Subject's mental and physical condition, Subject is unlikely to regain mental capacity to understand and conduct said personal and business affairs.

IN WITNESS WHEREOF, the undersigned Affiant has duly executed this Affidavit on February 18, 2003.

Stephen C. Humble M.D.

Sworn and subscribed before me on
February 18, 2003.

Rebecca J. Anderson
Notary Public
NOTARY PUBLIC AT LARGE
My Comm. Expires: Sept 7, 2005

«PPR»