WARRANTY DEED

G-WSMC-03-0721

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF March 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY, TN LARGE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Irwin	America's Wholesale Lender	
721 Heritage Square Drive (ADDRESS)	750 Old Hickory Blvd. #180 (NAME) (ADDRESS)	42-7-A-10 CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL M. MOSS AND WIFE LORI MOSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. IRWIN AND WIFE, BRENDA H. IRWIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, Page 282, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel M. Moss from Bankers Trust Company of CA. by Special Warranty Deed dated June 7, 2002 and filed for record on June 26, 2002 in Instrument Number 20020626-0076811, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Bankers Trust Company of CA. by Trustee's Deed dated June 19, 2001 and filed for record on August 1, 2001 in Instrument Number 20010801-0081416, Register's Office for Davidson County, Tennessee.
Said Joel M. Moss now married to Lori Moss.

This conveyance is subject to Restrictions of record in Book 5588, Page 807, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 04/01/03 13:16 2pgs
Fees:13.00 Taxes:347.80
20030401-0042751

unimproved ( )
This is improved (X) property, known as 721 Heritage Square Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their 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 my/our hand(s) this 21st day of March, 2003.

Joel M. Moss by Lori Moss
Joel M. Moss
Attorney-in-Fact
Lori Moss
Lori Moss

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun a Notary Public of the County and State first above written, do hereby certify that wife Lori Moss personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of March, 2003.

Notary Public

My Commission Expires: 5/30/07

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davi

On this the 21st day of March, 2003, before me personally appeared Lori Moss to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joel M. Moss and who acknowledged that he/she executed the same as the free act and deed of the said Joel M. Moss by virtue of that Power of Attorney, duly executed by the said Joel M. Moss on March 20, 2003 and recorded concurrently herewith in Instrument No. 20030401-0042750 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN