WARRANTY DEED

AYERS-H03279

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

Subscribed and sworn to before me this 3rd day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/10/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE GEORGE R. WOODS SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donna M. Ayers, a single woman	Irwin Mortgage Corporation	043-14-085.00
(NAME)	(NAME)	
244 Lanier	400 Interstate N. Pkwy., Ste.580	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37116	Atlanta, GA 3039-5030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, RODNEY KILLION, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONNA M. AYERS, A SINGLE WOMAN, 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. 26 and the northerly 12 feet of Lot No. 27 on the Revised and Corrected Map of Bernice L. Dickerson's Subdivision, not of record in described as follows:

BEGINNING at a point in the westerly margin of Lanier Drive, the common corner of Lots 25 and 26, 1325 feet South of Old Hickory Boulevard; thence with the line between said Lots 25 and 26, westwardly 146.5 feet to a point; thence along the westerly line of Lots 26 and 27, southwestwardly 42 feet to a point at the northwest corner of a part of Lot 27 conveyed to Ernest M. Stokes by deed of record in Book 116, Page 307, Register's Office for Davidson County, Tennessee; thence along Stokes northerly line eastwardly 165 feet more or less, to the westerly margin of Lanier Drive, being 12 feet south of the common corner of Lots 26 and 27; thence along the margin of said drive northwardly along a slight curve, 62 feet to the point of beginning.

BEING the same property conveyed to Rodney Killion, a single man, by Warranty Deed from Dianna B. Woodland, a single woman, dated August 2, 2002 and filed for record on August 8, 2002, in Instrument Number 20020808-0095540, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 244 Lanier, Madison, Tennessee 37116
unimproved ( )
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of April, 2003.

Rodney Killion

Davidson County DEEDWARR
Recvd: 04/09/03 13:35 1pgs
Fees:13.00 Taxes:290.45

20030409-0047343

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Killion, a single man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 3rd day of April, 2003.

Notary Public

My Commission Expires: 10/10/06

NOTARY PUBLIC AT LARGE GEORGE R. WOODS SUMNER COUNTY, TENNESSEE