Davidson County DEEDWARR
Recvd: 05/05/03 14:18 1pgs
Fees:13.00 Taxes:395.53

20030505-0059643

WARRANTY DEED

WRAY-H03354

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE 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:
John L. Wray and Michelle D. Rose	Irwin Mortgage Corporation	25-04-0-42
(NAME) 212 West Cedar Street	(NAME) 400 Interstate N. Pkwy., Ste.580	
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) 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, TOBY N. TATE AND WIFE, STACEY D. TATE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN L. WRAY AND MICHELLE D. ROSE, 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:

BEING Lot No. 10, on the Map of W. C. Moncriefs Subdivision at Goodlettsvlle of a part of the Mathes Subdivision and being all of the property described in Deed Book 7013, Page 582, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue S., Suite 201, Nashville, TN 37212, License No. 1673, dated 3/2/94 as follows:

BEGINNING at a point in the southerly margin of West Cedar Street at the corner of Lots 9 and 10, thence with the margin of West Cedar Street North 89 deg. East 75 feet to the corner of said Lots 10 and 11; thence with the line between said lots South 2 deg. East 150 feet to a point; thence South 89 deg. W, 100 feet to the corner of Lots 9 and 10; thence with the line between said lots northerly 152 feet to the point of beginning.

BEING the same property conveyed to Toby N. Tate and wife, Stacey D. Tate, by Warranty Deed dated April 1994 and filed for record on April 7, 1994, in Book 9305, Page 730, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 212 West Cedar Street, Goodlettsville, Tennessee 37072
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 30th day of April, 2003.

Toby N. Tate

Stacey D. Tate

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 Toby N. Tate and wife, Stacey D. Tate, 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), Tennessee (state) this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/12/06

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