39-B

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 155-10-0-A-059.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Irwin Mortgage	Jim + Amy Eisenbeck	Irwin Mtg
PO Box 9061	708 Wabash Place	PO Box 9061
South San Francisco CA 94083-9061	Nashville, TN 37221	South San Francisco CA 94083-9061

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JESSE B. BAKER and LEIGH ANNE BAKER, husband and wife, have bargained and sold and by these presents do transfer and convey unto JIM EISENBECK and AMY EISENBECK, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720-723, Surveyor's Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jesse B. Baker and wife, Leigh Anne Baker by deed from George E. Richardson, III and wife, Lynn L. Richardson, of record in Book 9030, page 202, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 6900, pages 720-723, as Surveyor's Correction of record in Book 7825, page 492, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 7576, page 846, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Davidson County DEEDWARR
Recvd: 05/28/03 14:27 2pgs
Fees:13.00 Taxes:682.65
20030528-0071992

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of May, 2003.

Jesse B. Baker
JESSE B. BAKER

Leigh Anne Baker
LEIGH ANNE BAKER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE B. BAKER and LEIGH ANNE BAKER, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 23rd day of May 2003.

Carol L. Savage
Notary Public

CAROL L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires:
1-19-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $184,500.00.

Stephanie S. Honeycutt
Affiant

Sworn to and subscribed before me on this the 23 day of May, 2003.

Kenneth M. Ballew
Notary Public

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires:
1-30-03