Davidson County DEEDWARR
Recvd: 05/31/03 11:00 2pgs
Fees:13.00 Taxes:288.60

20030531-0073787



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Yeargin, Jr. 1506 Ocoee Trail Madison, TN 37115	Irwin Mortgage Corporation P.O. Box 7189 Indianapolis, IN 46207-7189	Map 63.02 Parcel 151.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Deborah A. Ross, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John E. Yeargin, Jr., unmarried

Hereinafter called the grantees, their heirs and assigns, a 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. 98 ON THE PLAN OF NAWAKA HILLS POWWOW ADDITION, SECTION III, WHICH IS OF RECORD IN BOOK 974, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO 98 FRONTS 50 FEET ON THE WESTERLY SIDE OF OCOEE TRAIL AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH A. ROSS, UNMARRIED BY DEED FROM ALSBIE MONTY JANES, DATED JUNE 29, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000706-0067137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1506 Ocoee Trail, Madison, TN 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 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 hand(s) this 9th day of May, 2003.

Deborah A. Ross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Deborah A. Ross, unmarried, with whom I am personally acquainted, (or who 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, at office, this 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076