Davidson County DEEDWARR
Recvd: 07/18/03 09:06 2pgs
Fees:13.00 Taxes:653.05

20030718-0100965

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$176,500.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2003.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

E. MANNIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires June 25, 2004

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brooke K. Ludwick	**Irwin Mortgae Corporation**	**083-09-280.00**
405 N. 15th Street	**P.O. Box 23550**	
Nashville, TN 37206	**Jacksonville, FL 32241**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Scott Freeny and wife, Tyler Freeny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke K. Ludwick, an unmarried woman

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 20 on the plan of J.J. Tamble Tract of record in Plat Book 421, Page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Scott Freeny and wife, Tyler Freeny by deed dated May 18, 2000 from Peter J. Dempsey of record in Instrument No. 20000602-0054968, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **405 N. 15th Street, Nashville, TN 37206**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11th day of July, 2003.

Scott Freeny

Tyler Freeny

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Scott Freeny and Tyler Freeny**, the bargainor(s) 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, at office, this **11th** day of **July, 2003.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible] 2006