WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/03 13:46 3pgs
Fees:18.00 Taxes:543.90

20030728-0105133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF July 2003

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton V. Elam (NAME)	Irwin Mortgage Corporation (NAME)	MAP 49
4667 Clarksville Hwy. (ADDRESS)	10500 Kincaid Drive (ADDRESS)	PARCEL 26
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Fishers, IN 46038 (CITY) (STATE) (ZIP)	

FOR AND 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, Randy Lee Proctor, Devisee Under Will of Erna Margaret Freudeman, deceased (Will filed as Case No. 01P-824, Probate Court for Davidson County, Tennessee)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alton V. Elam and wife, Zora Elam

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 the Thirteenth Civil District of Davidson County, Tennessee, being part of Tract No. 3 conveyed to Howard B. Moore and wife, by deed from W. H. Thompson, Sr. et al of record in Book 2735, Page 229, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the westerly margin of State Highway No. 112 a/k/a Hwy. 41A and a/k/a Clarksville Highway at an iron pin at the southeasterly corner of the property conveyed by Moore to Carl C. Turner, Jr., and wife, by deed of record in Book 2750, Page 371, Register's Office for Davidson County, Tennessee and running thence along Turner's southerly line, south 87 degrees 45' West 253.6 feet, more or less, to an iron pin at the southwesterly corner of said Turner property, said iron pin being in the westerly line of Tract No. 3; thence South 2 deg. 45' east along the westerly line of Tract No. 3, 190 feet to an iron pin; thence North 89 deg. 30' East 255 feet, more or less, to an iron pin in the westerly margin of said Highway No. 112 a/k/a Highway 41A and a/k/a Clarskville Highway; thence northwardly along the westerly margin of said Highway (along a slight curve with a radius of 8559.4 feet) a distance of 200 feet to the beginning.

Being the same property conveyed to Erma M. Freudeman, unmarried, by Warranty Deed from Howard B. Moore and wife, Margie M. Moore which deed is of record in Book 2794, Page 49, Register's Office for Davidson County, Tennessee. The said Erma M. Freudeman, (a/k/a Erna M. Freudman, a/k/a Erna Margaret Freudeman) having since died. By Last Will and Testament, a certified copy of which is being recorded in the Register's Office for Davidson County, Tennessee with this Instrument, Estate of Decedent was devised to Randy Lee Proctor.

Inst # 20030728-0105132

CONTINUED

unimproved ( )
This is improved (X) property, known as 4667 Clarksville Hwy., Nashville, TN 37218
(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 this 24th day of July 2003

Randy Lee Proctor

Randy Lee Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Lee Proctor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 24th day of July AT _____, 2003.

Commission expires March 25, 2006

_____
Notary Public

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2994, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.