Davidson County DEEDWARR
Recvd: 09/19/03 11:03 2pgs
Fees:13.00 Taxes:721.50

20030919-0138959

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2003.

Rachel Wilson
Notary Public

RACHEL WILSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
My Commission Expires MAR. 31, 2007 (AFFIX SEAL)

G-VR-03-2911

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arun K. Mathur, M.D.	Irwin Mortgage Corporation	
2911 10th Avenue (ADDRESS)	400 Interstate N Pkwy, Ste 580 (ADDRESS)	118-1-A-1
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Atlanta, Ga 30339-5030 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STACY E. CALTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARUN K. MATHUR, M.D., 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:

Land in Davidson County, Tennessee, being Unit No. 1 (shown as proposed residence Unit #1) as Exhibit "A" of the Master Deed and By-Laws for Idlewood Condominiums of record in Instrument No. 20010529-0055330, Register's Office for said County, and being part of Lot No. 1 on the Final Plat of Re-Subdivision of Idlewood Subdivision of record in Book 5190, Page 533, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacy E. Calton by Quitclaim Deed from Scott Hines dated November 18, 2002 and filed for record November 27, 2002 as Instrument Number 20021127-0147407 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5190, page 533 and Instrument No. 20010529-0055330, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2911 10th Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of September, 2003.

Stacy E. Calton

STATE OF Tennessee
COUNTY OF Davidson

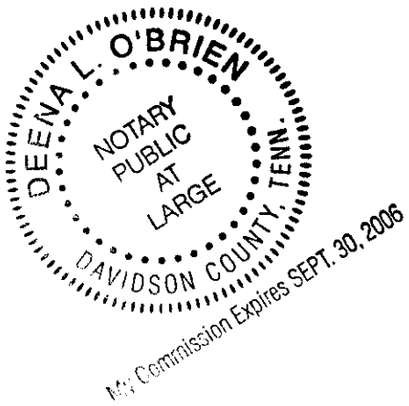
I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Stacy E. Calton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of September, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903