This Instrument Prepared by:
First Volunteer Title, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/23/03 11:28 2pgs
Fees:13.00 Taxes:480.63
20031023-0156786

ADDRESS NEW OWNER:
Charlotte Ellerby
3405 Anderson Rd., Unit 239
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Irwin Mortgage Corporation
P.O. Box 6107
Indianapolis, IN 46206

MAP 136-15
GROUP A
PARCEL 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, I, **JOSEPH ALAN WARREN, a single person**, have this day bargained and sold, and do hereby transfer and convey unto **CHARLOTTE ELLERBY, a single person**, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 67, Unit 239, on the plan of First Revision, Phase 2, Watercrest Townhomes, (A Horizontal Property Regime) as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph Alan Warren in Instrument No. 20030103-0001284, Register's Office for Davidson County, Tennessee.

This is improved property known as 3405 Anderson Rd., Unit 239, Antioch, TN 37013.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantee herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 11190, Page 81, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21 day of October, 2003.

Joseph Alan Warren 10/21/2003

Joseph Alan Warren

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **Joseph Alan Warren, a single person,** the bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the [illegible] of October, 2003.

NOTARY PUBLIC

My Commission Expires: KATHLEEN A. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Commission expires March 28, [illegible]

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $129,900.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 21st day of October, 2003.

Eileen Strange
NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006