THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 5-7-07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Lowrance (NAME)	Irwin Mortgage Corporation (NAME)	161-1-B-15
5313 Cochran Drive (ADDRESS)	10500 Kincaid Drive (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Fishers, Indiana 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, Mary H. Owen Family Living Trust dated August 13, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Lowrance and Lynne Nichols

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. 15 on the Plan of Phase One, Aberdeen Woods, of record in Plat Book 9700, pges 589, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Mary H. Owen, Trustee of the Mary H. Owen Family Living Trust, dated August 13, 1998, by deed from Julia Kim, married, of record as Instrument No. 20020624-0075661. Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/03/03 15:21 2pgs
Fees:13.00 Taxes:888.00
20031103-0161070

unimproved ( )
This is improved (X) property, known as 5313 Cochran Drive, Nashville, Tennessee 37220
(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 29th day of October, 2003

Mary H. Owen Family Living Trust dated August 13, 1998
By: Mary H. Owen Trustee
Mary H. Owen, Trustee

SIGN EXACTLY AS YOUR NAME(S)

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Salt Lake
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Mary H. Owen Family Living Trust dated August 13, 1998~~ MARY H. OWEN, Trustee

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 ~~Nashville~~ Salt Lake City, Utah, ~~Tennessee~~, this 29th day of October, 2003.

Commission expires 12-26-2006

Notary Public

TRACI FLYNN
NOTARY PUBLIC - STATE of UTAH
5510 S. 900 E.
MURRAY, UT 84117
COMM. EXP. 12-26-2006

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