RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Robbin Bach
2020 Beech Avenue #A-4
Nashville, TN 37204

SEND TAX BILL:
Irwin Mortgage Corp.
10500 Kincaid Drive
Fishers, IN 46038

MORTGAGEE:
Irwin Mortgage Corp.
10500 Kincaid Dr
Fishers, IN 46038

MAP AND PARCEL:
Map 105-10-A
Parcel 101CO

Davidson County DEEDWARR
Recvd: 11/04/03 14:51 2pgs
Fees:13.00 Taxes:244.20
20031104-0161870

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eric P. Johnson, married and Kirk P. Johnson, married, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Robbin Bach, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land inp Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson, Tennessee, being Unit No. A-4, together with the appurtenant interest in the common elements of BeechTree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County, said unit being depicted on the Condominium Site Plan for BeechTree Condominiums attached as the Exhibit Map to the aforementioned Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County.
>
> Being the same property conveyed to Eric P. Johnson and Kirk P. Johnson, as joint tenants with right of survivorship, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument No. 20000829-0085133, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has ever been the primary residence of the Grantor herein.

This is improved property known as 2020 Beech Avenue #A-4, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28 day of October, 2003.

Eric P. Johnson

Kirk P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson and Kirk P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of October, 2003.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $66,000.00.

AFFIANT

Subscribed and sworn to before me this 28 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: _____

DEBRA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006