WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/04 09:30 2pgs
Fees:13.00 Taxes:422.48

20040202-0012188

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,185.00

Kimberly J. Hill-Stein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL STEIN (NAME)	IRWIN MORTGAGE CORP. (NAME)	91-1-94 & 91-1-91
679 PARK STREET (ADDRESS)	P.O. BOX 23551 (ADDRESS)	NEW MAP-PARCEL NO.
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	JACKSONVILLE, FL 32241-3550 (CITY) (STATE) (ZIP)	91-1-A-1CO

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, HODGES & SON INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL STEIN AND WIFE, KIMBERLY J HILL-STEIN

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. 1 ON THE FINAL PLAT OF PARKEHAVEN SUBDIVISION OF RECORD IN INSTRUMENT NO. 20031104-0161788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE DESCRIPTION. SAID LOT NO. 1 IS A PORTION OF ORIGINAL LOT NO. 8 OF ROCKMONT SUBDIVISION OF RECORD IN BOOK 4300, PAGE 71 AS AMENDED BY THE FINAL PLAT OF PARKEHAVEN SUBDIVISION, AS AFORESAID.

BEING PART OF THE SAME PROPERTY CONVEYED TO HODGES & SON, INC. BY DEED FROM PENELOPE R. LANE, AND HUSBAND, CLIFFORD R. LANE, OF RECORD IN INSTRUMENT NO. 20030328-0041173, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

unimproved ( )
This is improved (X) property, known as 679 PARK STREET, NASHVILLE, TN 37209
(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 30th day of January, 2004

Dannie Hodges Pres

HODGES & SON INC.
BY: DANNIE HODGES, PRESIDENT

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 HODGES & SON INC.

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, Tennessee, this 30th day of January, 2004.

Commission expires May 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the underdigned a Notary Public within and for the State and County aforesaid, personally appeared Dannie Hodges and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged he to be the President and _____ respectively of the HODGES & SON, INC. the within named bargainor, and corporation, and that he as such President 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 Dannie Hodges as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of January, 2004.

My commission expires 05/29/05

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN