FILE BOX 45

Davidson County DEEDWARR
Recvd: 02/18/04 11:11 2pgs
Fees:13.00 Taxes:421.80

20040218-0018582

Map & Parcel 161-11-O-E-10CO

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Irwin Mortgage Corp.	DEBORA L. YANIK	Irwin Mortgage Corp.
10500 Kincaid Drive	5242 Village Way	10500 Kincaid Drive
Fishers, IN 46038	Nashville, TN 37211	Fishers, IN 46038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOY L. DAVIS**, have bargained and sold and by these presents do transfer and convey unto **DEBORA L. YANIK**, a single person, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Villages of Brentwood, Phase VIII, Section II, as of record in Plat Book 7900, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Joy L. Davis by deed from Steven S. Bonnett, of record in Book 9501, page 327, Register's Office for Davidson County, Tennessee. See Quitclaim deed from Alan Daniel Giddens to Joy L. Davis, of record in Instrument No. 20011001-0105715, said Register's Office.

THE GRANTOR HAS SINCE MARRIED, HOWEVER THE SUBJECT PROPERTY HAS NEVER BEEN OCCUPIED AS THEIR PRINCIPAL RESIDENCE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Villages of Brentwood, of record in Plat Book 7900, page 57, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 789; Book 7582, page 816, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 16th day of **February, 2004**.

JOY L. DAVIS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joy L. Davis**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand and seal, at office, on this 16th day of **February, 2004**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **Williamson**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$114,000.00**.

Affiant

Sworn to and subscribed before me on this 16th day of **February, 2004**.

My Commission Expires:
1-16-08

Notary Public

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN