WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel Z. Fairchild	ABN AMRO Mortgage Group, Inc.	72-9-372
(NAME)	(NAME)	
918 Cahal Ave	2600 W. Big Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(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, Kelly Whitaker Ireland formerly known as Kelly Whitaker, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabriel Z. Fairchild and wife, Audra Fairchild

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:

Property located at: 918 Cahal Ave. Davidson County Nashville TN 37206

Being Lot No. 83 on the Map of Springdale Subdivision as of record in Book 974, page 18 Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the southerly side of West Cahal Avenue and extends back between parallel lines 157.5 feet to a dead line.

Being the same property conveyed to Kelly Whitaker on 12/15/00, by deed from Moses E. McCain unmarried and daughter Regina McCain Thomas as joint tenants with rights of survivorship, filed for record on 12/19/00, in Inst# 20001219/0124249, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT A MARITAL RESIDENCE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

unimproved ( )
This is improved (X) property, known as 918 Cahal Ave. Nashville, Tennessee 37206
(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 13th day of April 2004

Kelly Whitaker Ireland f/k/a Kelly Whitaker

Davidson County DEEDWARR
Recvd: 04/14/04 09:39 2pgs
Fees:13.00 Taxes:344.10

20040414-0041798

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 Kelly Whitaker Ireland f/k/a Kelly Whitaker married

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 official seal at Old Hickory _____, Tennessee, this 13th day of April, 2004.

Commission expires _____

Notary Public

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 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