Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

WARRANTY DEED

TAMMY JO SULCER
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 $ 229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Duke (NAME)	Irwin Mortgage Corporation (NAME)	MAP 015
631 Paradise Ridge Trail (ADDRESS)	400 Interstate Parkway, Ste 580 (ADDRESS)	PARCEL 260
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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, James D. Craig and wife, Nancy Evelyn Craig

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Duke and wife, ~~Angelina~~* L. Duke

* Angelia

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:

eSituated in the 2nd Civil District of Davidson County, Tennessee.

Known as Lot 4 of the division of The Lucian Minton Property part of parcel 170, Tax Map 15. BEGINNING at an iron pin, said iron being the Northwesterly corner of the Lucian Minton Property of record in Book 4466, page 666, Register's Office for Davidson County, Tennessee, of which Lot 4 is a part; Said pin alson being the common corner for Carrigan, Hampton, Johnson and Minton; Thence South 85 degrees 11 minutes 14 seconds east, 1020.69 feet to an iron pin; Thence, South 42 degrees 28 minutes 19 seconds west, 652.30 feet to an iron pin in Minton Court, a 50-foot wide Ingress/Egress Easement; Thence, with a curve to left having a central angle of 84 degrees 26 minutes 15 seconds and a radius of 50.00 feet, for a distance of 73.69 feet to an iron pin; Thence, North 41 degrees 57 minutes, 56 seconds West, 761.87 feet to the point of beginning.

BEING part of the property conveyed to James D. Craig and wife, Nancy Evelyn Craig by Warranty Deed from Lucian Minton and wife, Jo Ann Minton of record in Book 8488, page 594, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 631 Paradise Ridge, Joelton, TN 37080
(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 our hand S this 15th day of April, 2004

James D. Craig

Nancy Evelyn Craig

Davidson County DEEDWARR
Recvd: 04/21/04 09:06 2pgs
Fees:13.00 Taxes:847.30

20040421-0044989

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 James D. Craig and wife, Nancy Evelyn Craig

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of April 2004.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 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