THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,500.00

Meredithe Douglas Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2004

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 1/28/06 (AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredithe Douglas Parsons (NAME)	Irwin Mortgage Corporation (NAME)	MAP 171-3-B
641 Old Hickory Blvd. #413 (ADDRESS)	P.O. Box 6107 (ADDRESS)	PARCEL 188
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Indianapolis, IN 46206-6107 (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, Sean McDougal and Elizabeth Fleming McDougal, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meredithe Douglas Parsons, unmarried

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 128, inclusive, on the Plan of First Revision, Phase One, Section Four, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sean McDougal and Elizabeth Fleming by deed from Ronald M. Herrell and Peggy M. Herrell dated July 10, 2001 of record in Book 20010711-0073865, said Register's Office. The said Elizabeth Fleming is now married to Sean McDougal and is now known as Elizabeth Fleming McDougal.

This conveyance is subject to easements and/or setback lines of record in Book 9700, page 648, Restrictions of record in Book 10895, page 778, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/12/04 12:53 2pgs
Fees:13.00 Taxes:708.55

20040512-0055011

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. #413, Brentwood, TN 37027
(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 27th day of April, 2004

Sean McDougal by Elizabeth Fleming McDougal POA
Sean McDougal

Elizabeth Fleming McDougal
Elizabeth Fleming McDougal

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Fleming McDougal

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April 2004.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Elizabeth Fleming McDougal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Sean McDougal as his Attorney-in-Fact, as the free act and deed of the within named Sean McDougal.

WITNESS my hand and official seal at office, this 27th day of April, 2004.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: 7-24-04