THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00. Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2004 Caroline Chappell Notary Public MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

Bankers Title & Escrow Corp.
5409 Maryland Way, Ste. 120
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

RETURN TO:

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa J. McGuire	Irwin Mortgage Corporation	MAP 131-6-G
302 Ashlawn Court	P.O. Box 23350	PARCEL 302
Nashville, TN 37215	Jacksonville, FL 32241	
(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, **Kemp's Inc.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa J. McGuire, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, A Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kemp's Inc. by deed from Jay B. Rosenblum and wife, Jessica A. Abram Rosenblum of record in Instrument No. 20010731-0081128, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoing regulations.

This is IMPROVED property, known as **302 Ashlawn Court, Nashville, TN 37215.**

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 the 17th day of June, 2004.

Kemp's Inc.

BY: Jacqueline J. Kemp, Sec.

Davidson County DEEDWARR
Recvd: 06/21/04 10:10 2pgs
Fees:13.00 Taxes:666.00

20040621-0073005

STATE OF TN
COUNTY OF ~~Davidson~~ Williamson

Before me, a Notary Public in and for said State and County, personally appeared Jacqueline J. Kemp, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Secretary of the maker, **Kemp's Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 17th day of June, 2004.

My Commission expires 7-24-04

Notary Public

P. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE