FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Shawn S. Irelan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: ~~04/27/07~~ 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shawn S. Irelan	Irwin Mortgage Corporation	Map 87
2913 Chesney Ct.	10500 Kincaid Dr.	Group 1-0-A
Hermitage, TN 37076	Fisher, IN 46038	Parcel 102 CO

FOR AND IN 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

Steven T. Lyons and wife, Annette J. Lyons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shawn S. Irelan and wife, Lori Lynn Irelan

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:

BEING Lot No. 19, on the Plan of Section Three, Chesney Glen, of record in Plat Book 9700, Page 401, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven T. Lyons and wife, Annette J. Lyons by deed from Beverly S. Jackson, of record in Instrument 200006130059139, dated June 1, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 279; Book 10640, Page 944; Book 11317, Page 674; Book 10449, Page 215; Book 10528, Page 73; Book 10449, Page 217; and Book 10469, Page 924, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 401, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2913 Chesney Ct., Hermitage, TN 37076

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 hands this 6th day of July, 2004.

Steven T. Lyons

Annette J. Lyons

Davidson County DEEDWARR
Recvd: 07/09/04 15:08 2pgs
Fees:13.00 Taxes:495.80

20040709-0082079

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 Steven T. Lyons and Annette J. Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2004.

Notary Public

My Commission Expires: ~~01/27/07~~ 11/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.