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Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/24/04 10:04 2pgs
Fees:13.00 Taxes:185.00
20040824-0101966

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 20 day of August, 2004.

Notary Public
My commission expires: 11-27-2006

06-0407-71351

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John C. Fouche 323 Forest Park Road, Unit 7-2 Madison TN 37115	Irwin Mortgage Corp. 400 Interstae N. Pkwy. Atlanta, GA 30339-5030	43-13-0-A-082.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl T. Brake, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **John C. Fouche and wife, Ruth C. Fouche**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 7-2, on the Plan of Robin Hood Condominium Apartments, of record in Plat Book 5200, Page 124, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl T. Brake by deed, dated 12/01/00, from R. Douglas Bain and wife, Patricia G. Bain, of record in Instrument No. 200012050119505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 323 Forest Park, Unit 7-2, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20 day of August, 2004.

Carl T. Brake

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl T. Brake with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20 day of August, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.