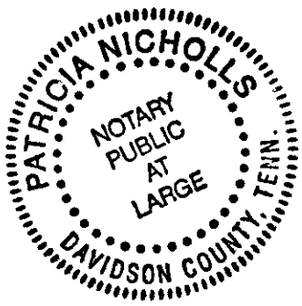
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 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:
Jon G. English	New Owners	Map 119
223 Madison Street, S-112		Group 2
Madison, TN 37115		Parcel 50

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

Patricia Dickerson

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

Jon G. English and Douglas A. Irwin

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. 5 on the Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 70 feet on the north side of Garwood Drive and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Patricia Dickerson by Quitclaim Deed from Patricia Elaine Dickerson, Executrix of the Estate of Pearl B. Schultz, of record in Instrument 200007060066969, said Register's Office.

This conveyance is subject to: (1) 2004 County Taxes which have been prorated and assumed by the Grantees and (2) All matters appearing on the plat of record in Book 2331, page 76, 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 218 Garwood Dr., Nashville, TN 37210

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 20th day of August, 2004.

Patricia Dickerson

Patricia Dickerson

Davidson County DEEDWARR
Recvd: 08/24/04 13:40 2pgs
Fees:13.00 Taxes:185.00

20040824-0102188

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 Patricia Nickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2004.

My Commission Expires: 1/29/05

Notary Public

