Davidson County DEEDWARR
Recvd: 10/08/04 10:07 2pgs
Fees:13.00 Taxes:480.63

20041008-0121784

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN06085

WARRANTY DEED

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of September, 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Larry Hickerson, Jr. **102 Laura Avenue** **Old Hickory, TN 37138**	Irwin Mtg Corp. 10500 Kincaid Drive Fishers, IN 46038	**063-04-0037.00**

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,

Michael Lee Posey, unmarried

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

Michael Larry Hickerson, Jr.

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. 1, Section "A" on the Plan of "Laurel Heights" Subdivision, as shown by plat of record in Book 3600, page 44, of the Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of Laura Avenue, said point being the common front corner of Lots 1& 3; thence south 4 deg. 56' 50" west 128.91 feet to a point at the old Government fence; thence south 89 deg. 33' 48" west 121.0 feet to a point, said point being the southwest corner of said subdivision; thence north 20 deg. 21' east 136.0 feet to a point in the southerly margin of Laura Avenue; thence along the margin of said Laura Avenue 85.54 feet to the point of beginning.

Being the same property conveyed to Michael Lee Posey, unmarried person, by Warranty Deed from Joseph Tim Crowley and wife, Nancy Larkin Crowley, dated 5-24-02 and recorded 5-31-02 in Instrument Number 20020531-0065941, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **102 Laura Avenue, Old Hickory, TN 37138**
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 30th day of September, 2004.

Michael Lee Posey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lee Posey, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 30th day of September, 2004.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

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 _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public