FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 10/12/04 12:42 2pgs
Fees:13.00 Taxes:740.00
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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 $ 200,000.00
Marie Bradford
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2004
Patricia Nicholls
Notary Public
MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Corwin (NAME)	SouthTrust Mortgage Corp. (NAME)	MAP 147-2
411 Coventry Drive (ADDRESS)	210 Wildwood Parkway; Suite 100 (ADDRESS)	PARCEL 148
Nashville, Tn 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Shari L. Sweet Audretch and husband, Cliff Audretch, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Corwin, a married man, and wife, Kimberly B. Corwin,

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:

Land in Davidson County, Tennessee, being Lot number 28 on the plan of Elysian Park of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

According to the plan of record in Book 2331, page 32, said Lot number 28 fronts 138 feet on the south side of Coventry Drive and runs back between lines; 289.4 feet on the west line and 288 feet on the east line, to a dead line on which it measures 138 feet.

Being the same property conveyed to Shari L. Sweet by deed of record in Book 11398, page 971, said Register's Office. The said Shari L. Sweet is now known as Shari L. Sweet Audretch. Her spouse, Cliff Audretch, III, joins in this conveyance.

unimproved ( )
This is improved (X) property, known as 411 Coventry Drive, Nashville, Tn 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 11th day of October, 2004

Shari L. Sweet Audretch
Shari L. Sweet Audretch

Cliff Audretch, III
Cliff Audretch, III

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 Shari L. Sweet Audretch and husband, Cliff Audretch, III

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2004.

Commission expires 1-26-07

Notary Public

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 _____.

My commission expires _____

Notary Public