THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 11/24/04 09:45 2pgs
Fees:13.00 Taxes:591.08
20041124-0140863

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Joyce C. Crase 680 Lake Terrace Drive Nashville, TN 37217	Irwin Mortgage Corporation 10500 Kincaid Drive Fishers, IN 46038	150-02 079.00

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,

Don Wise, unmarried

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

~~Joyce C. Crase and Debora M. Engen~~ Joyce D. Crase, an unmarried person and Debora M. Engen, a married person, as joint tenants with rights of survivorship

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 64, on the Plan of Castlegate, Section 2A,, Revised of record in Plat Book 5200, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Don Wise by Deed, dated January 12, 2004, of record in Instrument No. 20040116-0006874, Register's Office for Davidson County, Tennessee. Grantor hereby covenants with the Grantees that the property conveyed herein is not the primary residence of the Grantor.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 680 Lake Terrace Drive Nashville, TN 37217

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 19th day of November, 2004

Don Wise

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Don Wise

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 19th day of November, 2004

K. J. Shelton
Notary Public

My Commission expires July 24, 2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of November, 2004

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN