Davidson County DEEDWARR
Recvd: 11/30/04 15:39 2pgs
Fees:13.00 Taxes:1277.99

20041130-0142566

WARRANTY DEED

G-CD-04-01904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,403.00

Affiant

Subscribed and sworn to before me this 12th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron White	Irwin Mortgage Corporation	
1404 5th Avenue North (ADDRESS)	400 Interstate Parkway, Suite 580 (ADDRESS)	82-09-90.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Atlanta, GA 30339-5030 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES WALSH AND WIFE, HEATHER WALSH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON WHITE AND WIFE, RACHEL M. WHITE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 65 ON THE PLAN OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606 TO 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. WALSH, JR. AND WIFE, HEATHER E. WALSH BY WARRANTY DEED FROM LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED ON THE 6TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040106-0001714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 10, pages 606-609, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1404 5th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of November, 2004.

James Walsh

Heather Walsh

STATE OF ~~Tennessee~~ MARYLAND
COUNTY OF ~~Davidson~~ ANNE ARUNDEL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Walsh and Heather Walsh, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2004.

Notary Public

My Commission Expires: 12/7/04

(SEAL)

Kerry Killian
NOTARY PUBLIC
State of Maryland

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903