Davidson County DEEDWARR
Recvd: 01/04/05 11:59 1 pgs
Fees:13.00 Taxes:695.60

20050104-0001139

WARRANTY DEED

WEATHERS-04MT0820

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kura Weathers and Tschannon Weathers, husband and wife	Irwin Mortgage Corporation	135-14-A-21.00
308 Bristol Mountain Court	400 Interstate N Parkway, Suite 580	
Antioch, TN 37013	Atlanta, GA 30339	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRYON HOLLMAN AND WIFE, MONICA HOLLMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KURA WEATHERS AND TSCHANNON WEATHERS, HUSBAND AND WIFE, 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 Lot No. 21 on the Plan of Pinnacle Point Subdivision, Phase II of record in Plat Book 6900, Pages 140 & 141, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryon Hollman and wife, Monica M. Hollman by deed from John Edwin McConnell and wife, Barbara L. McConnell, dated July 15, 2002, filed July 18, 2002, of record in Instrument No. 20020718-0086779, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 308 Bristol Mountain Court, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of December, 2004 :

Bryon Hollman

Monica Hollman

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRYON HOLLMAN AND WIFE, MONICA HOLLMAN, 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 Antioch, Tennessee, this 30th day of December, 2004.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN