REALTY TITLE IS
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/21/05 10:07 2 pgs
Fees:13.00 Taxes:391.28
20050321-0030322

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0503-150191

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,750.00

Affiant

Subscribed and sworn to before me, this 17 day of March, 2005.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lacresia N. Lively	Irwin Mortgage Corp.	052-130-B
2512 Sonar St.	P.O. Box 23551	010.00CO
Nashville TN 37214	Jacksonville, FL 32241-3550	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sheila F. Mann, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lacresia N. Lively**, hereinafter called the Grantees, their successors 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 Unit No. 80, on the Plan of River Glen, Phase 2-B, of record in Plat Book 6900, Page 819, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila F. Mann, unmarried, by deed, dated 10/28/96, from Pamela Lee Brewer, unmarried, of record in Book 10247, Page 291, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2512 Sonar St., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of March, 2005.

Sheila F. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sheila F. Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 17th day of March, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

