WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF June, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

BW-20050122

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elaine Gantt	Irwin Mortgage Corporation	164-13-0 127.00
5629 Murphywood Crossing	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, THADDAUS GANTT, III, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELAINE GANTT, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 70 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Plat Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thaddaus Gantt, III, an unmarried man from Thaddaus J.E.S. Gantt, unmarried man by Warranty Deed dated May 21, 2003 and recorded 05/27/03 in Instrument #20030527-0071286, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5629 Murphywood Crossing, 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 3rd day of June, 2005:

Thaddaus Gantt, III

Davidson County DEEDWARR
Recvd: 06/09/05 14:53 1 pg
Fees:13.00 Taxes:658.60

20050609-0066270

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named THADDAUS GANTT, III, AN UNMARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, TENNESSEE, this 3rd day of June, 2005.

Notary Public

My Commission Expires 6-26-07