20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

x Shane K. Cunha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/16/05 15:52 2 pg:
Fees:13.00 Taxes:481.00
20050816-0097235

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane R. Cunha (NAME)	Irwin Mortgage Company (NAME)	MAP 61.08
4619 Log Cabin Road (ADDRESS)	10500 Kincaid Drive (ADDRESS)	PARCEL 134.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Fishers, IN 46038 (CITY) (STATE) (ZIP)	

FOR AND 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, Adena C. Pearson and Davine Daniels, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane R. Cunha, unmarried

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 the Easterly 1/2 of Lots Nos. 10, 11 and 12, on the Plan of Geo. C. Nolen's Subdivision of a 10 acre Tract, not of record, and part of a strip of land lying immediately North of Lot No. 10, and between the Southerly margin of Old Log Cabin Road and the Southerly margin of Old Log Cabin Road, as now constructed, and described as follows:

BEGINNING on the Southerly margin of Log Cabin Road, at the Northeast corner of the original 10 acre tract purchased by Geo. C. Nolen by deed from A. J. McGaugey, of record in Book 635, Page 60, Register's Office for Davidson County, Tennessee; thence South 6 3/4 deg. East 270 feet to the Northeast corner of Lot 13; thence with the Northerly line of said Lot, Westwardly 110 feet; thence Northwardly 280 feet more or less to the Southerly margin of Log Cabin Road; thence with the Southerly margin of said Road, Easterwardly 116.5 feet to the beginning.

Being the same property conveyed to Theodore G. Pearson and wife, Adena C. Pearson by Warranty Deed from John B. Lee and wife, Noel L. Lee, of record in Book 2490, Page 441, Register's Office for Davidson County, Tennessee. The said Theodore G. Pearson having since died. And being further conveyed to Adena C. Pearson and Davine Daniels by Quitclaim Deed from Adena C. Pearson,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4619 Log Cabin Road, Nashville, TN 37216
(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 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 hand s this 12th day of August, 2005.

Adena C. Pearson
By: Adena C. Pearson by Davine Daniels AIF
Davine Daniels, Attorney-in-fact

Her
Davine Daniels
Davine Daniels

LEGAL DESCRIPTION CONTINUATION

of record by Instrument No. 20050601-0061820 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Davine Daniels executes this instrument as Attorney-in-fact on behalf of Adena C. Pearson, pursuant to the Durable Power of Attorney of record by Instrument No. 20050601-0061819 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Davine Daniels, Unmarried, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of April, 2005.

Notary Public

My Commission Expires:

9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Davine Daniels as Attorney-In-Fact for Adena C. Pearson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adena C. Pearson, and acknowledged that Davine Daniels as Her Attorney-In-Fact executed the same as the free act and deed of the said Adena C. Pearson.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of August, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON