THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24746-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $95,500.00. Affiant Subscribed and sworn to before me this 28th day of September, 2005. Notary Public My Commission Expires: 11/22/08

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

Address New Owner: Melissa G. Ishmael-Irwin Joe E. Irwin 6840 Bridgewater Dr. Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	**Tax Information:** Map No.119.06-0 Parcel No. 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth H. Hummel, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa G. Ishmael-Irwin and husband, Joe E. Irwin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 89 Peachtree Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2005.

Elizabeth H. Hummel by Paige McClain
Elizabeth H. Hummel
By Paige McClain, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/29/05 15:31 2 pgs
Fees:13.00 Taxes:353.35
20050929-0117323

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paige McClain, 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 and who further acknowledged that she is the Attorney-in-Fact for the said Elizabeth H. Hummel and is authorized by the said Elizabeth H. Hummel to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of September, 2005.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Sterling Heights Section Three as of record in Plat Book 1424, page 113, amended in Book 1759, page 373, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth H. Hummel by deed dated May 14, 1998 from William M. Childress and wife, Sonia J. Childress, of record as Book 10947, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 1424, page 113, Register's Office for Davidson County, Tennessee.