WARRANTY DEED

AT-20050057

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,250.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of October, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lelia B. Hill	Irwin Mortgage Corporation	080-12-0 054.00
3190 LaGrange Drive	400 Interstate N Parkway, Suite 580	
Nashville, TN 37218	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, Sharon L. Sandifer, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lelia B. Hill, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Lot No. 131 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49, 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 Sharon L. Sandifer, unmarried from Heirs at Law of James D. Jones, Jr. by Warranty Deed dated January 11, 2000 and recorded January 13, 2000 in Instrument #20000113-0004762, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3190 LaGrange Drive, Nashville, TN 37218.

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 26th day of October, 2005

Sharon L. Sandifer

Davidson County DEEDWARR
Recvd: 10/31/05 12:17 1 pgs
Fees:13.00 Taxes:274.73
20051031-0131209

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 Sharon L. Sandifer, the bargainor(s), 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 Williamson, Tennessee, this 26th day of October, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY