27-A ½

WARRANTY DEED

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,000.00.

Affiant

Subscribed and sworn to me on December 15, 2005

NOTARY PUBLIC

My Commission Expires: 7/25/09

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 12/20/05 09:53 2 pgs
Fees:13.00 Taxes:503.20

20051220-0152359

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lara Yvonne Batey 601 Mt. Pisgah Ct. Nashville, TN 37211	Irwin Mortgage Corp. 10500 Kincaid Drive Fishers, IN. 46037	172-14-1.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert N. Mohon, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lara Yvonne Batey, * hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* an married woman

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mt. Pisgah Heights, as of record in Plat Book 5210, Page 302, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert N. Mohon, unmarried by deed from Sherry Lynn Gravot, of record in Instrument No. 20051213-0149689, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County property taxes are paid by Grantor and prorated; taxes for 2006 and subsequent taxes are assumed by the Grantee;
2. The Plan of record in Book 5210, Page 302, said Register's Office;
3. Restrictions of record in Book 5634, Page 15, said Register's Office;
4. Easements of record in Book 5696, Page 275 and Book 5696, Page 345, said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 601 Mt Pisgah Ct, Nashville, TN 37211.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hands on December 15, 2005.

ROBERT N. MOHON

STATE OF Tennessee **, COUNTY OF** Davidson

On December 15, 2005, before me personally appeared Robert N. Mohon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 15, 2005.

NOTARY PUBLIC

My Commission Expires: 7/25/09

JEFF T. GOODSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY