WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/06 12:11 2 pgs
Fees:13.00 Taxes:373.48

20060425-0047126

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF April, 2006

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adora Lee Bruce (NAME)	Irwin Mortgage Corporation (NAME)	MAP 106-13
2116 Sadler Avenue (ADDRESS)	P O Box 7189 (NAME)	PARCEL 150
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Indianapolis, IN (ADDRESS) 46207 (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, Northfork Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adora Lee Bruce

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 Lot No. 79 on the Plan of Sadler Place as of record in Book 332, Page 31, Register's Office for Davidson County Tennessee.

Said Lot No. 79 fronts 50 feet on the easterly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Northfork Properties a/k/a Northfork Properties, Inc. by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded July 26, 2005 as Instrument No. 20050706-0087002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS THERAFTER; SUBJECT TO THE PLAN OF SADLER PLACE AS OF RECORD IN BOOK 332, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN.

unimproved ( )
This is improved (X) property, known as 2116 Sadler Avenue, Nashville, TN 37210
(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 my hand this 21st day of April 2006

Northfork Properties, Inc.
By:
Steve McClanahan/Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Steve McClanahan ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer ~~and~~ _____ ~~respectively~~ of the Northfork Properties, Inc. the within named bargainor, and corporation, and that he as such Secretary/Treasurer ~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve McClanahan as such Secretary/Treasurer ~~and attesting the same by the said~~ _____ ~~and~~ _____.

Witness my hand and official seal at office at Madison, TN on this the 21st day of April, 2006 .

MY COMMISSION EXPIRES 1/23/2010

My commission expires _____ _____

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY