Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

COURTNEY PENNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2006.

Notary Public
My commission expires: 5-22-10

02-0602-44924

Address of New Owner:	Send Tax Bills to:	Tax Information
Brock Allender	Irwin Mortgage Corporation	43-06-0-126
633 Anderson Lane	P.O. Box 17257	
Madison, TN 37115	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim D. Joines, a widower**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brock Allender, a married man**, hereinafter called the Grantees, their successors 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. 50 on the Plan of Farview, Section Two, of record in Book 3600, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim D. Joines and wife, Eunice T. Joines, by deed from Mary K. Burnett, dated 12-28-79, of record in Book 5549, page 588, Register's Office for Davidson County, Tennessee. The said Eunice T. Joines having since died on February 22, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 633 Anderson Lane, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/19/06 14:05 2 pgs
Fees:13.00 Taxes:314.50
20060619-0072907

WITNESS my hand this 15th day of June, 2006.

Jim D. Joines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jim D. Joines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of June, 2006.

State of Tennessee at Large

My Commission expires

1/23/10

