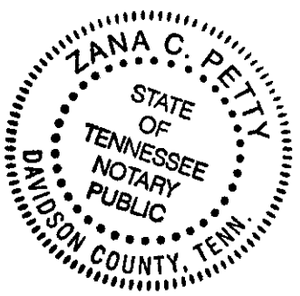
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chris Ray	Irwin Mortgage Corp.	Map 074
7035 Bonnavent Drive	400 Interstate N. Pkwy., Suite 580	Group 08-0
Hermitage, TN 37076	Atlanta, GA 30339	Parcel 038.00

FOR AND IN 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

Glen M. Wilbur

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Chris Ray and Carrie Lee, tenants in common with right of survivorship
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:

BEING Lot No. 787, on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Glen M. Wilbur by deed from Ronald Allen Thweatt and Osa Priscilla Thweatt of record in Instrument 20030702-0091764, Register's Office for said County.

This conveyance is subject to: (1) 2006 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plat of record in Plat Book 3300, pages 62 and 63, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3765, page 134, Book 3399, page 446, and Book 3404, page 165, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7035 Bonnavent Drive, Hermitage, TN 37076

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 15th day of June, 2006.

Glen M. Wilbur

Davidson County DEEDWARR
Recvd: 07/03/06 09:53 2 pgs
Fees:13.00 Taxes:482.85

20060703-0078951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen M. Wilbur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2006.

My Commission Expires: 1.27.07

Notary Public

