ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

B-CL-06-608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 07-06-08

DENISE T. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Eddy Miranda	Irwin Mortgage Corporation	
608 26th Avenue North (ADDRESS)	400 Interstate North Parkway, Ste. 580 (ADDRESS)	92-10-287
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILIP D. MACHALICK AND SUSY P. MACHALICK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDDY MIRANDA, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 26 FEET OF LOT NO. 4 OF BLOCK "A" ON THE MAP OF PILCHER'S RESUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 26 FEET ON THE WESTERLY SIDE OF 26TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTHERLY MARGIN OF AN ALLEY, 170 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO PHILIP D. MACHALICK AND WIFE, SUSY P. MACHALICK BY SPECIAL WARRANTY DEED FROM A.S.C., RECORDED ON THE 28TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030428-0056600, RE-RECORDED AT INSTRUMENT NO. 20030513-0064658, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 608 26th Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of July, 2006.

Philip D. Machalick

Susy P. Machalick

Susy P. Machalick

Davidson County DEEDWARR
Recvd: 07/26/06 12:25 2 pgs
Fees:13.00 Taxes:295.63

20060726-0090279

STATE OF Tennessee
COUNTY OF Davidson

Philip O. Machalick + Susy P. Machalick

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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903