Exh 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10862 PG 431

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/27/98.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charlotte E. Dill	MIGLP, Limited Partnership DBA Mortgage Investors Group, L.P.	150-01-142
(NAME) 2837 Rural Hill Circle	(NAME) 320 N. Cedar Bluff Road, Suite 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Knoxville,Tennessee 37923	
(CITY) (STATE) (ZIP)	(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, **JERRY CALDWELL AND WIFE JEAN G. CALDWELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE E. DILL** 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. 106 on the Plan of Edge-O-Lake Estates Section VIII of record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry Caldwell and wife Jean G. Caldwell by deed of record in Book 4252, Page 956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. 3RD 03/31 0101 03CHECK 40E.23

This is improved (X) property, known as 2837 Rural Hill Circle, Nashville, TN 37217
(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 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/our hand(s) this 27th day of March, 1998.

Jerry Caldwell

Jean G. Caldwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Jerry Caldwell and wife Jean G. Caldwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of March, 1998

Commission expires: October 9, 1999

Lori Holloway Notary Public

98 MAR 31 PM 1:55

RECEIPT # REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE

04 | 9039

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10862 PG 432

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT
107900.00
CON TX 399.23
PRFEE 1.00
WDEED 8.00
408.23
CHECK 408.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/98 01 13:57 0001 3142

98 MAR 31 PM 1:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04 19039
IDENTIF. # REFERENCE

No. 1273409