BOOK 10867 PG 208

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 / Nathan Boyce Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MARCH, 1998. Notary Public MY COMMISSION EXPIRES: October 17, 1998. (AFFIX SEAL)

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Title & Escrow Company, LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Boyce	MIGLP, LIMITED PARTNERSHIP DBA, MORTGAGE INVESTORS GROUP, L.P.	104-15-0363.00
(NAME)	(NAME)	
2604 Woodlawn Boulevard	320 North Cedar Bluff Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Knoxville, TN 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, William W. Cook, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Boyce, unmarried, 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:

SEE ATTACHED EXHIBIT A

4375 04/02 0101 03CHECK 545.50

unimproved ☐
This is improved ☒ property, known as 2604 Woodlawn Drive, Nashville, TN 37212
(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/our hand(s) this 31st day of March, 1998.

/ William W. Cook
William W. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 1998.
Commission expires: October 17, 1998.

George R. Woods Notary Public

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

98 APR -2 AM 9:22
DAVIDSON COUNTY, TN

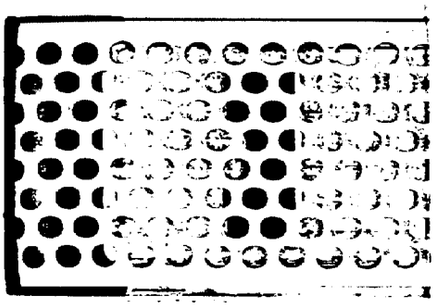
PICK-UP

0420212
IDENTIFICATION REFERENCE

EXHIBIT A

Being the easterly 50 feet of the westerly half of the southerly half of Lot #20 on the plan of Belair, as of record in Book 332, Page 6, Register's Office for said County. Said part of Lot #20 fronts 50 feet on the northerly side of Belair Avenue and runs back, between parallel lines, 192 feet to a dead line.

Being the same property conveyed to William W. Cook and wife, Margaret Overton Cook, deceased as of September 26, 1984, by Installment Deed from Herbert N. Jordan and wife, Evelyn Ward Jordan dated May 19, 1936 and recorded on May 21, 1936 in Book 879, Page 373, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

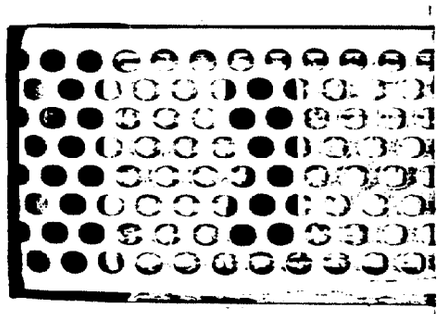
BOOK 10867 PG 210

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

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 545.50
04/02/98 01 09:24 0001 4375



04202 12
IDENTIFICATION REFERENCE

98 APR -2 AM 9:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1274633