4CA

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 1/3-/2001
(AFFIX SEAL)

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert V. Donat (NAME)	Mortgage Investors Group, LP (NAME)	MAP 63-16-B
1408 Aaronwood Drive (ADDRESS)	320 North Cedar Bluff Rd Ste 200 (ADDRESS)	PARCEL 207 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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 E. Hedden, Jr. and wife, Rhonda K. Hedden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert V. Donat and wife, Dana D. Donat

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. 289 on the Plan of Hampton Park, a Planned Unit development, of record in Plat Book 6900, page 405, amended in Plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445, Surveyor's Certificate of Correction in Book 8110, page 401 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Hedden, Jr. and wife, Rhonda K. Hedden by deed from Fox Ridge Homes, Inc. of record in Book 8679, page 69, said Register's Office.

This conveyance is made subject to the following: 1998 County Taxes, which have been prorated and assumed by the Grantees; Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, and Final Amendment in Book 7451, page 739, Second Amendment in Book 8336, page 393, Agreement for Dedication of Easement for public utilities of record in Book 8671, page 61; Dedication of open space and flood plain to Hampton Park Homeowner's Association, Inc., (formerly Chitwood Downs Homeowners Association, Inc.) of record in Book 8207, page 276; and all matters shown on the Plan of record in Plat Book 6900, page 405, amended in Plat Book 6900, pages 550 through 552, corrected in Book 7462, page 445, Surveyor's Certificate of Correction in Book 8110, page 401 and amended in Book 8181, page 112, all in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved property, known as 1408 Aaronwood Drive, Old Hickory, Tennessee 37138
(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 our hand s this 28th day of May 19 98

William E. Hedden, Jr.

Rhonda K. Hedden

BOOK 10949 PG 841

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 William E. Hedden, Jr. and wife, Rhonda K. Hedden

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 Nashville, Tennessee, this 28th day of May 19 98.

Commission expires 1/3c/2001

Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

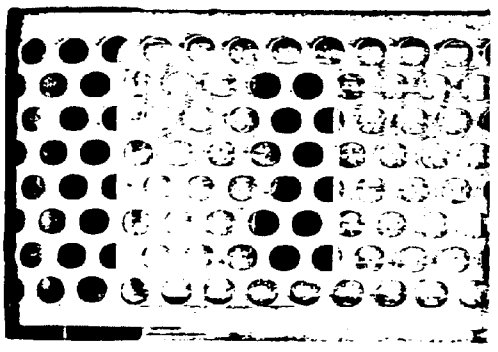
Notary Public

04431146

IDENTIF. & REFERENCE

98 MAY 28 PM 3:54

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10949 PG 842

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHKT

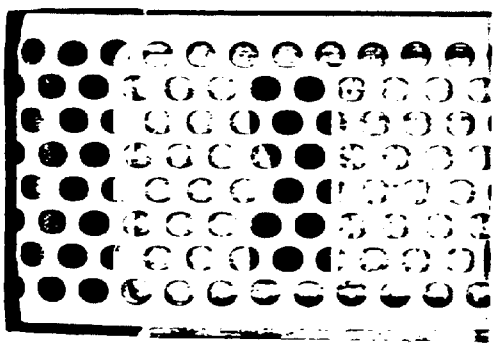
CO TX

PRFEE

MTREED

TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0443146

IDENTIF. & REFERENCE

98 MAY 28 PM 3:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288804