BOOK 11072 PAGE 236

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
	MIGLP LIMITED PARTNERSHIP	
Vanessa R. Comerford	DBA MORTGAGE INVESTORS GROUP	MAP and PARCEL
	Attn: Tax Dept.	
338 Dunailie Court	320 N. Cedar Bluff Rd., Suite 200	120-5 193
Nashville, TN 37217	Knoxville, TN 37923	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edwin F. Carter and Carolyn M. Carter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Vanessa R. Comerford, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5D19 on the Plan of Glengarry Park Subdivision, Section 5D, of record in Book 3600, Page 36, Register's Office for said County.

Said Lot No. 5D19 fronts 86.0 feet on the southerly side of Dunailie Court and extends back 174.8 feet on the easterly line and 269.3 feet on the westerly line to a line on the rear measuring 60.0 feet thereon.
Being the same property conveyed to Edwin F. Carter and wife, Carolyn M. Carter, by deed from Loyd E. Keen and wife, Reva D. Keen, of record in Book 8540, Page 710, Register's Office for Davidson County, Tennessee.

This is property with a common address of 338 Dunailie Court, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by Grantor; 2) The plan of record in Book 3600, Page 36, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 3675, Page 278, said Register's Office.

98 AUG 19 AM 10:32

0476821

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $134,000.00

Vanessa R. Comerford
Affiant

Subscribed and sworn before me this 17th day of August, 1998.

Cindy S. Smith
Notary Public

My Commission Expires: 3/23/2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **August, 1998**.

Edwin F. Carter

Carolyn M. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Edwin F. Carter and Carolyn M. Carter, husband and wife** , with whom I am personally acquainted, or who 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 office this **17th** day of **August, 1998**.

Notary Public
My Commission Expires: 3/23/2002

File No. 9808-151.WD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11072 PAGE 238

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHF
CON TX
PRFEE
MTGST
DFEE
TOTAL
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047682 I
IDENTIF. & REFERENCE

98 AUG 19 AM 10:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1334487