940-20111

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Kathy L. Biggers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF February, 1999

J. Lewis Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

BOOK 11356 PG. 355

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
KATHY L. BIGGERS (NAME)	Mortgage Investors Group, L.P. (NAME)	61-14-192
3734 Baxter Ave (ADDRESS)	320 N. Cedar Bluff Rd., Ste. 200 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VIRGINIA F. GUNN, AN UNMARRIED PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

STEVEN D. BIGGERS AND WIFE, KATHY L. BIGGERS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to Paul M. Gunn by deed from A. L. Shingler and wife, Bertha G. Shingler, of record in Book 3938, page 505, said Register's Office. Also being the same property conveyed to Paul M. Gunn and wife, Virginia F. Gunn, as tenants by the entirety, by deed from Paul M. Gunn, of record in Book 4077, page 559, said Register's Office. The said Paul M. Gunn having since died.

unimproved ( )
This is improved (XX) property, known as 3734 Baxter Avenue - Nashville, TN 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 23rd day of February, 1999.

Virginia F. Gunn
VIRGINIA F. GUNN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

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 VIRGINIA F. GUNN

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of February, 19 99

My Commission expires:
9/28/2002

J Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 5 on the Map of Ross T. Hughes' Subdivision of Lot No. 11 of the Patterson & Young Subdivision, of record in Book 547, page 174, Register's Office for said County, and a part of the northerly part of Lot No. 50 on the Map of E. B. Craig's Subdivision of the Crownover property, of record in Book 894, pages 640 and 641, Register's Office for said County, and described together as follows:

Beginning at a point in the southerly margin of Gillock Street at the common corner of Lots Nos. 4 and 5 of said Hughes Subdivision; thence with the line between said lots, southerly 160 feet to a point which is 20 feet north of the common corner of Lots Nos. 4 and 5; thence westerly, parallel to the line between Lots Nos. 5 and 6 of said plan and 20 feet North of said line, 108.5 feet more or less to the easterly margin of Baxter Street; thence with the margin of Baxter Street, as formerly located, 160 feet to the South margin of Gillock Street; thence with the margin of the same, easterly 108.5 feet to the point of beginning. Included in said description, but specifically excluded herefrom, is a strip of ground taken by Davidson County, for the widening and relocation of Baxter Street; said strip is a triangle out of the Northwest corner of the land above described, having a base of 6 feet on Gillock Street; and running back along the easterly margin of Old Baxter Street, 37 feet to a point, which said triangle out of the Northwest corner of the land above described, now within the bounds of Baxter Street, is not hereby conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Metro taxes for 1999, a lien, but not yet due and payable.

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05533869
IDENTIF. & REFERENCE

99FEB 25 PM 3:02

REGISTER
DAVIDSON COUNTY, TN

0504 02/25 0101 03CHECK 344.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 358

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0553386
IDENTIF. & REFERENCE

99 FEB 25 PM 3:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	344.30
CHECK	344.30

02/25/99 01 15:00 0001 0504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429709