BOOK 11460 PG. 199

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,260.00

W. Franklin Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 99

Brenda K Hickman
Notary Public

MY COMMISSION EXPIRES 3/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. Franklin Evans	MORTGAGE INVESTORS GROUP LP	MAP 135-14
(NAME)	(NAME)	
645 Ransom Village Way	320 N. CEDAR BLUFF RD, STE 200	GROUP C
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	KNOXVILLE, TN 37923	PARCEL 27.00CO
(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, Carter J. Savage and wife, Angela W. Savage (Carter J. Savage and Carter Julian Savage are one and the same)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Franklin Evans

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. 27 on the Plan of Ransom Village of record in Book 7900, Page 833 and 834, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carter J. Savage and wife, Angela W. Savage by deed from Ransom Village, Inc., a Tennessee corporation of record in Book 9899, Page 247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 833 and 834; restrictions of record in Book 6405, page 169; declaration of covenants of record in Book 9525, page 187 and amended in Book 9647, page 72; easement of record in Book 6594, page 983 and Book 7640, page 522; agreement of record in Book 6865, page 79 and Book 9195, page 132; easement of record in Book 9195, page 125; charter of record in Book 7877, page 973 and amended in Book 8170, page 947 and Book 8550, page 766; easement of record in Book 7097, page 158 and Book 6825, page 783; easement of record in Book 6825, page 17; esement of record in Book 6803, page 287; easement of record in Book 7389, page 135 and agreement of record in Book 7193, page 253; all of record in the Register's Office for Davidson County, Tennessee.

0737 05/04 0101 03CHECK 411.56

unimproved ( )
This is improved (X) property, known as 645 Ransom Village Way, Antioch, Tennessee 37013
(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 29th day of April 19 99

Carter J. Savage by Angela W Savage his attorney in fact
Carter Julian Savage by Angela W Savage his attorney in fact
Carter J. Savage by his Attorney-in-Fact Angela W. Savage

Angela W. Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11460 PG. 206

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela W. Savage

the bargainor with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 29th day of April, 1999.

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires 6/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Angela W. Savage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney in Fact for Carter J. Savage, the within named bargainor(s), and that she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Carter J. Savage, bargainor(s) by the said Angela W. Savage, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day April, 1999.

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My commission expires: _____

My Commission Expires 6/12/2002

WARRANTY DEED

FROM

Carter J. Savage and wife,
Angela W. Savage

TO

W. Franklin Evans

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

FILED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
99 MAY -4 AM 9:28

RECEIVED FOR REFERENCE

058201

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 201

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

05820111

IDENTIFICATION REFERENCE

99 MAY -4 AM 9:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT

	105260.00
CON TX	400.56
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	411.56
CHECK	411.56

05/04/99 01 09:33 0001 0797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455489