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PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cmw) Title No: 41098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carrie M. Whittaker John Whittaker 3408 Bruner Court Nashville, TN 37211	Mortgage Investors Group, L.P. 320 N. Cedar Bluff Road., Suite 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 134-9-142 05DU 78032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vicki D. Palmer now known as Vicki Palmer Magsby, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Carrie M. Whittaker and spouse, John Whittaker, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Woodland Hills Phase Two, Section One, of record in Book 7900, page 408, said Register's Office.

SAID Lot No. 113 fronts 57.85 feet on the southwesterly margin of Bruner Court and extends back 150.27 feet on the northwesterly line and 122.24 feet on the southeasterly line to a dead line in the rear, measuring 96.07 feet thereon.

BEING the same property conveyed to Vicki D. Palmer, unmarried, by deed from W. L. Bainbridge, Inc., of record in Book 10614, page 804, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 408, said Register's Office, which Plan shows minimum setback lines 10 foot easement for public utility and drainage purposes along the rear line(s) 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot and 10 foot easement for sanitary sewer purposes along the front line of said lot; Restrictive covenants of record in Book 9055, page 943, said Register's Office.

Timothy Magsby, the spouse of Vicki Palmer Magsby, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 3408 Bruner Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on Aug. 2, 1999.

Vicki Palmer Magsby
Vicki Palmer Magsby

Timothy Magsby
Timothy Magsby

State of Georgia
County of DeKalb

On August 2, 1999, before me the undersigned authority, personally appeared Vicki Palmer Magsby and Timothy Magsby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Vicki Bagley
Notary Public

Notary Public, DeKalb County, Georgia
My Commission Expires March 30, 2002

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 99,900.00

Carrie D Whittaker
Affiant

Sworn and subscribed before me on September 7, 1999.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

Notary Public

My Commission Expires: _____

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Wldoc: Deed Wty QDoc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

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IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	380.63
CHECK	380.63

09/10/99 01 15:21 0001 7176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515169