4C A

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WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Francy N. Ballinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF October 19 99

C. Catherine C Hershey
Notary Public

MY COMMISSION EXPIRES 1/30/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Francy N. Ballinger	Mortgage Investors Group, LLP	MAP 64-4
(NAME)	(NAME)	
4633-4635 Woodside Drive	320 N. Cedar Bluff Road, Ste 200	PARCEL 29
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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, Charles Driver, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francy N. Ballinger

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. 55 on the Plan of Woodside Subdivision, Section II, of record in Plat Book 5200, page 98, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Driver by deed from E. W. Wilkerson and Harry D. Bass, a Partnership, of record in Book 8162, page 601, corrected in Book _____, page _____, said Register's Office.

This conveyance is made subject to: (1) Restrictive Covenants of record in Book 5350, page 425; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 98, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4633-4635 Woodside Drive, Old Hickory, TN 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 my hand this 22nd day of October, 19 99

Charles Driver

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Driver, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville TN just

_____, Tennessee, this 22nd day of October 19 99.

Commission expires 1/30/2001

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

Notary Public

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

06501107

RECEIVED FOR REFERENCE

99 OCT 25 PM 4:03

REGISTER'S OFFICE
WILSON CO., TN.

3614 10/25 0101 03CHECK 381.00

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

0650107

99 OCT 25 PM 4:04

CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 361.00
CHECK 361.00

10/25/99 01 16:07 0001 3614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531396