WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Hadden (NAME)	Mortgage Investors Group, L.P. (NAME)	73-16A-149.00CO
149 Cumberland Trace (ADDRESS)	320 N. Cedar Bluff Rd., Ste. 200 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, Lydia M. Spragens, f/k/a Lydia M. Ward, and husband, David Spragens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Hadden and wife, Charlotte M. Hadden

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 Unit No. 149 on the Plan of Cumberland Trace, of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lydia M. Ward, by deed from Denise M. Campbell, of record in Book 9717, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantor; Restrictions of record in Book 6218, page 528; By-Laws of record in Book 6218, page 563; Plan of record in Plat Book 5200, page 724; all in the Register's Office for Davidson County, TN.

David Spragens joins in this conveyance for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to Lydia M. Spragens.

99 NOV 3 PM 2:13

MAIL ENV.

0653957

unimproved ( )
This is improved (X) property, known as 149 Cumberland Trace, Nashville, TN 37214
(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 26th day of October 1999

Lydia M. Spragens

David Spragens

11/03/1999 01:01 03CHECK 379.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia M. Spragens, f/k/a Lydia M. Ward, and husband, David Spragens

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 26th day of October, 1999.

Commission expires ____

JUDY S. WELLS NOTARY PUBLIC LARGE COUNTY

Notary Public

My Commission Expires September 23, 2000

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 ____ .

My commission expires ____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 670

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

0653957

99 NOV -3 PM 2:13

CAMT	99700.00
CON TX	368.89
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	379.89
CHECK	379.89

11/03/99 01 14:14 0001 7636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535376