THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Instr:200008030077057 Page: 1 OF 2
REC'D FOR REC 08/03/2000 11:47:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $432.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00

Ernie P. Simon
Affiant

Subscribed and sworn to before me, this 28th day of July, 2000

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-29-01

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
ERNIE P. SIMON 210 Manchester Avenue Nashville, Tennessee 37206	MORTGAGE INVESTORS GROUP 8320 E. Walker Springs Lane Knoxville, Tennessee 37923	MAP 83-6 PARCEL 133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100--- ---------- ($ 117,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JUDITH A. HUNLEY, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ERNIE P. SIMON and LESLIE B. SIMON, husband and wife hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 33 on the Map of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Judith A. Trammell, unmarried, by deed from Maggie Vaught, unmarried, of record in Book 11760, page 262, Register's Office for Davidson County, Tennessee; the said Judith A. Trammell having since married and is now known as Judith A. Hunley.

JAMES F. HUNLEY. spouse of Judith A. Hunley, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 210 Manchester Avenue, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of July, 2000.

JUDITH A. HUNLEY

JAMES F. HUNLEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 JUDITH A. HUNLEY and JAMES F. HUNLEY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public