# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2000

Notary Public

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

JANET S. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Instr:200008280084478 Page: 1 OF 3
REC'D FOR REC 08/28/2000 9:57:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $299.70

G-5045-E

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

My Commission Expires SEPT. 23, 2000

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald R. Dunn (NAME) | Mortgage Investors Group, Inc. (NAME) | MAP 44-11-34 |
| 113 Buffalo Street (ADDRESS) | 8320 E. Walker Springs Lane (ADDRESS) | MAP 44-7-5 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Knoxville, TN 37922 (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, David B. Sheetz and Judith A. Winebrenner, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Dunn, unmarried and Willie L. Rye, unmarried and William E. Rye, unmarried, as joint tenants with rights of survivorship

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 two tracts as follows:

TRACT NO 1:

BEING Lot No. 136 on the Plan of Section A-1 and part of Section A, Village of Old Hickory, as of record in Book 1424, Page 101, Register's Office for said County, being also shown on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office for said County.

SAID Lot No. 136 fronts 69.2 feet on the northerly side of Buffalo Street and runs back 202.8 feet on the easterly line and 205.5 feet on the westerly line, to the northerly line of said lot, measuring 10 feet thereon.

TRACT NO. II:

BEING Lot No. 136-A on the Plan of Section A-1, and Part of Section A, Village of Old Hickory, as of record in Book 1424, Page 101, Register's Office for said County, and described as follows:

BEGINNING at a pont at the northwest corner of Lot No. 136 above described and running thence North 0° 54' West 597.4 feet to a point; thence South 71° 37' East 104.6 feet to a point; thence South 52° 25' EAst 157.3 feet to the common corner of Lots 136-A and 135-A; thence with the line between said lots, South 33° 40' West 512.6 feet to a point, the northeast corner of Lot No. 136 above described; thence with the line of same, westwardly 10 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 113 Buffalo Street, 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 our hand s this 17th day of August, 2000

David B. Sheetz

Judith A. Winebrenner



DCTN01WC

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 David B. Sheetz and Judith A. Winebrenner, both unmarried

the bargainor S, 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 at Goodlettsville, Tennessee, this 17th day of August, 2000.

Commission expires 10-21-03

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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to David B. Sheetz and Judith A. Winebrenner, as joint tenants with the right o f survivorship by deed from The Lillie C. Keith Living Trust, dated November 11, 1992, of record in Book 11102, Page 626, Register's Office for said County.