THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 157,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2000

Notary Public

My Commission Expires: 9,29,01

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KYLE F. THIGPEN 3011 Melody Lane Nashville, Tennessee 37214	MORTGAGE INVESTORS GROUP 8320 E. Walker Springs Lane Knoxville, Tennessee 37923	MAP 84-8 PARCEL 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100---------- ($ 157,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MICHAEL D. SKELTON AND WIFE, SHANNON W. SKELTON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KYLE F. THIGPEN AND WIFE, KARA M. THIGPEN 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:

BEING Lot No. 154 on the Plan of Lincoya Hills Section Six of record in Book 2331, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 154 fronts 95.31 feet on the northwesterly margin of Melody Lane and extends back 277.0 feet on the southwesterly line and 275.4 feet on the northeasterly line to a dead line in the rear measuring 115.0 feet thereon.

BEING the same property conveyed to Michael D. Skelton and wife, Shannon W. Skelton, by deed from Kenneth C. Osborne and wife, Amy B. Osborne, of record in Book 10068, page 104, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/31/00 14:04 2pgs
Fees:11.00 Taxes:580.90
20001031-0107969

This is improved property known as 3011 Melody Lane, Nashville, Tennessee 37214

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Lincoya Hills Section Six of record in Book 2331, page 71, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of October, 2000.

MICHAEL D. SKELTON

SHANNON W. SKELTON

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 MICHAEL D. SKELTON AND WIFE, SHANNON W. SKELTON, 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 this 27th day of October, 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