Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 11/29/00 15:41 3pgs
Fees:15.00 Taxes:623.45
20001129-0117226

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and **Bennie P. Wood** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Randy W. Karschner** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of Nov. 2000.

Bennie P. Wood

Bennie P. Wood

Thomas C. Wood Jr.

THOMAS C. WOOD, JR. JOINS IN THIS CONVEYANCE TO RELINQUISH ANY MARITAL INTEREST INWHICH HE MAY HAVE IN SUBJECT PROPERTY.

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Bennie P. Wood* with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 27th day of Nov. 2000.

Lola A. Taylor

Notary Public

My Commission expires:

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

*and Thomas C. Wood, Jr.

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $168,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of Nov. 2000.

Notary Public

My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

Map and Parcel Numbers: 84/08/34.00

Address of New Owner:
2935 Windemere Circle
Nashville, TN 37214

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

6-000162

Land in Davidson County, Tennessee, being Lot No. 220 on the Map of Lincoya Hills, Section 7, as of record in Book 2331, Page 119, Register's Office of said County , described as follows:

Said Lot No. 220 fronts 107.5 feet on the southerly side of Windmere Circle and runs back 190.3 feet on the Westerly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to Bennie P. Wood, a married person from Rickey L. Hickman and wife, Tina S. Hickman by Warranty Deed dated 06-25-99, and recorded in Plat Book 11550, Page 70, in the Register's Office of Davidson County, Tennessee.

This property is subject to any and all subdivision restrictions, building lines and easements of record in Plat Book 2331, Page 119, in the Register's Office of Davidson County, Tennessee.