THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON Attorneys-at-Law 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17593	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $122,500.00 Affiant Subscribed and sworn to before me this 12th day of December, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MICHAEL J. KARNES	MORTGAGE INVESTORS GROUP	101-02-0M
217 Burns Avenue	8320 E. WALKER SPRINGS LANE	217.00 CO
Nashville, Tennessee 37203	KNOXVILLE, TENNESSEE 37923	21W13426

My Commission Expires September 25, 2004

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. LYNN JACKSON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL J. KARNES, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Burns Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2000.

J. LYNN JACKSON

Davidson County DEEDWARR
Recvd: 12/13/00 15:01 2pgs
Fees:11.00 Taxes:453.25

20001213-0122775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. LYNN JACKSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 108 on the Plan of West End Park of record in Plat Book 421, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Lynn Jackson, unmarried by deed from Thomas P. Rocco, Jr., married of record in Book 10626, page 346, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 571, page 465 and Book 7292, page 607; (2) Charter of record in Book 7304, page 756; (3) Easements as set forth in Bill No. 085-792, Metropolitan Council and Nashville and Davidson County; and (4) All matters appearing on the Plan of record in Plat Book 421, page 82, said Register's Office.