THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17683** **Escrow Services of Tennessee, LLC** **100 Winner's Circle, #150** **Brentwood, TN 37027**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 18th day of JANUARY, 2001. Notary Public My Commission Expires:

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Monte H. Mohr 8149 Charlotte Pike Nashville, Tennessee 37221	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	MAP 127 PAR 258 FB 09D 79940

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, MARY E. GRIFFIN HARDEN, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MONTE H. MOHR, MARRIED ("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 8149 Charlotte Pike, Nashville, Tennessee 37221.

STEVEN K. HARDEN, the spouse of MARY E. GRIFFIN HARDEN, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARY E. GRIFFIN HARDEN.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of JANUARY, 2001.

MARY E. GRIFFIN HARDEN

STEVEN K. HARDEN

Davidson County DEEDWARR
Recvd: 01/22/01 10:34 2pgs
Fees:11.00 Taxes:740.00

20010122-0006295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY E. GRIFFIN HARDEN AND STEVEN K. HARDEN, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of JANUARY, 2001.

My Commission Expires: _____

Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of E.L. Wallace Subdivision, as of record in Plat Book 6200, page 550, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary E. Griffin, a single person by deed from Macario M. Lacap and wife, Remedias M. Lacap of record in Book 9628, page 339, said Register's Office. Mary E. Griffin is now known as Mary Griffin Harden.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 6200, page 550, said Register's Office.