Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Lola J McGregor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Laura A. Beasley
Notary Public

NOTARY PUBLIC COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lola J. McGregor (NAME)	Mortgage Investors Group (NAME)	MAP 133-2
316 Harrison Street (ADDRESS)	8320 E. Walker Springs Lane (ADDRESS)	PARCEL 348
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	6DA56030

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, Joe Frank Carlton, Sr. and Martha Joyce Carlton Rich and Daniel Richard Carlton and John Robert Carlton, heirs at law of Margie C. Carlton, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lola J. McGregor

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. 29 on the Map of the McLester Addition to Nolen Heights as of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the northerly side of Harrison Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel Richard Carlton and wife, Margie C. Carlton by deed from G. C. White, Jr. and wife, Elinor P. White of record in Book 4873, page 165, Register's Office for Davidson County, TN. The said Samuel Richard Carltin having died June 18, 1999, and the property vested in Margie C. Carlton by estate by the entireties and she having died October 10, 2000, and Joe Frank Carlton, Sr. and Martha Joyce Carlton Rich and Daniel Richard Carlton and John Robert Carlton being the heirs at law of Margie C. Carlton as stated in the Affidavit of Heirship of record in Instrument No. 20001121-0114908.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 92, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 04/05/01 11:32 2pgs
Fees:11.00 Taxes:295.63

20010405-0033364

unimproved ( )
This is improved (X) property, known as 316 Harrison Street, Nashville, TN 37211
(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 30th day of March, 2001

Joe Frank Carlton, Sr.

Daniel Richard Carlton

Martha Joyce Carlton Rich

John Robert Carlton

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 Joe Frank Carlton, Sr. and Martha Joyce Carlton Rich and Daniel Richard Carlton and John Robert Carlton

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 Nashville, Tennessee, this 30th day of March, 2001.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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