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. 17837**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 30th day of APRIL, 2001. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Jason Bailey Needham 207 Page Road Nashville, TN 37205	Mortgage Investors Group, Llc 8320 East Walker Springs Lane, #200 Knoxville, TN 37923	MAP 130-5 PAR 118 FB O7DZ 30730

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, HARRY W. PEFFEN, III AND WIFE, KATHRYN D. PEFFEN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JASON BAILEY NEEDHAM, 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 207 Page Road, Nashville, Tennessee 37205.

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 30th day of APRIL, 2001.

HARRY W. PEFFEN, III

KATHRYN D. PEFFEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HARRY W. PEFFEN, III AND WIFE, KATHRYN D. PEFFEN, 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, at office, this 30th day of APRIL, 2001.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 05/01/01 13:12 2pgs
Fees:11.00 Taxes:1480.00

20010501-0043829

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the west side of Page Road and runs back between lines 201 feet 4 inches on the north line and 195.6 feet on the south lin, to the east line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed to Harry W. Peffen, III and wife, Kathryn D. Peffen by deed from Webb J. Earthman and wife, Kathryn O. Earthman of record in Book 9788, page 887, said Register's Office.

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 843, page 18, said Register's Office.