Davidson County DEEDWARR
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Fees:11.00 Taxes:277.13

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WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2001.

(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

Preparer's File #-01C191

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rebecca R. Brooks	Mortgage Investors Group, L.P.	108-08-D-13 CO
1220 Quail Road	8320 East Walker Springs Lane # 200	
Nashville, TN 37214	Knoxville, TN 37923	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEBORAH OWNBY MCMANUS, and husband, TY MCMANUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto REBECCA R. BROOKS, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows; Unit No. 13, Lot No. 19, in a Horizontal Property Regime as shown on the Condominium site plan, Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, page 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Anne Ownby (now known as Deborah Ownby McManus) by deed from Forenda J. Wiggins, unmarried of record in Book 9926, page 93, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1220 Quail Road, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **27th** day of **April, 2001**:

Deborah Ownby McManus

Deborah Ownby McManus

Ty McManus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH OWNBY MCMANUS, and husband, TY MCMANUS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 27th day of April, 2001.

Notary Public

My Commission Expires: July 14, 2002