FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 20 01

Notary Public

MY COMMISSION EXPIRES: January 26, 2002 ~~29, 2005~~ (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/12/01 15:08 2pgs
Fees:13.00 Taxes:499.50
20010912-0099579

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Hitchcox (NAME)	Mortgage Investors Group (NAME)	MAP 96-13
921 Allen Road (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	PARCEL 132.05
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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, Dorothy Jean Sanborn Smith and Dorothy C. Finger (Life Interest)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Hitchcox, unmarried

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:

A tract of land in the 3rd, formerly the 2nd, District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Lands of Margaret M. Frazier, deceased, of record in Book 417, Page 471, RODC, described according to a survey by Hickerson & Hickerson, Surveyors, dated June 8, 1961, as follows:

Beginning at an iron pin in the southerly margin of Allen Rd., said iron pin being 10.3 feet east of a concrete marker, and thence southerly 230.7 feet to an iron pin; thence North 88 Degrees 54' West 90 feet to an iron pin; thence northerly 231.1 feet to an iron pin in the southerly margin of Allen Road; thence South 88 degrees, 40' East 79.7 feet with said margin of said Road to a concrete marker; thence South 89 degrees 19' East 10.3 feet with said margin of said Road to beginning.

BEING the same property conveyed to Dorothy Jean Sanborn Smith by Quitclaim Deed from Dorothy C. Finger, widow of John Paul Finger, deceased, of record in Book 8331, Page 359, Register's Office for said County. The said Dorothy C. Finger having maintained a life-interest and is now deceased.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 921 Allen Road, Nashville, TN 37214
(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 my hand this 10th day of September, 20 01

Dorothy Jean Sanborn Smith

Dorothy Jean Sanborn Smith

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 Dorothy Jean Sanborn Smith and Dorothy C. Finger (Life Interest)

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 20 01.

Commission expires January ~~29, 2005~~ 26, 2002 MB

Marie Bradford
Notary Public

MARIE BRADFORD 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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Plat Book 417, Page 471, said Register's Office; and (3) Sewer Easement of record in Book 5569, Page 163, said Register's Office.