FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/01 11:00 2pgs
Fees:13.00 Taxes:564.25

20011015-0111976

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

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
Trevor L. Hensch (NAME)	Mortgage Investors Group (NAME)	MAP #32-10
2000 Quail Ridge Drive (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	PARCELS #1 & 2
Nashville, TN 37207 (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, William K. Talley, III and Sarah A. Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trevor L. Hensch, 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:

BEING Lot No. 9, on the Plan of Section II, Quail Ridge Subdivision, of record in Book 6200, Page 467, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William K. Talley, III by deed from The Developers, a joint venture, of record in Book 7182, Page 195, Register's Office for said County.

BEING Lot No. 10, on the Plan of Section II, Quail Ridge Subdivision, of record in Book 6200, Page 467, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to W.K. Talley and wife, Laverne O. Talley by deed from The Developers, a Tennessee joint venture, of record in Book 7095, Page 990, Register's Office for said County. The said W.K. Talley having predeceased Laverne O. Talley. Laverne O. Talley died leaving as sole heirs Ronald C. Talley and William K. Talley, III. See also Quitclaim Deed from Ronald C. Talley to William K. Talley, III of record in Instrument 20011015-0111974, said Register's Office.

The said Sarah A. Talley joins in this conveyance to convey any and all

CONTINUED

unimproved ( )
This is improved (X) property, known as 2000/2004 Quail Ridge Drive, Nashville, TN 37207
(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 10th day of October, 20 01

William K. Talley, III

Sarah A. Talley

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 William K. Talley, III and Sarah A. Talley

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 10th day of October 2001.

Commission expires 11/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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

marital interest she may have in said property.

This conveyance is subject to Restrictive Covenants of record in Book 6969, Page 70, Register's Office for said County.

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 Plat Book 6200, Page 467, said Register's Office; (3) Easement of record in Book 7182, Page 196, said Register's Office and Easement Agreement of record in Book 7745, Page 813, said Register's Office.