WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of November, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, #201 Smyrna, TN 37167

H-0315

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Pate and Yvette Pate	Mortgage Investment Group, LP	Map 86
(NAME) 405 Rockwood Dr.	(NAME) 320 North Cedar Bluff Road	Group 16
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN. 37923	Parcel 7.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Robyn R. Bailey and Johnna Bailey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert J. Pate, and wife Yvette Pate** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, Hermitage Woods, Section 3, as shown by survey and plat appearing of record in Plat Book 5050, Pages 109 and 110, Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Robyn R. Bailey, unmarried, by Warranty Deed of record in Instrument No. 20010601-0056992, Register's Office, Davidson County, Tennessee, and further conveyed to Robyn R. Bailey and Johnna Bailey, both unmarried and as tenants by the entirety, by Quitclaim Deed of record in Instrument No. 20010705-0071881, said Register's Office.

Restrictive covenants in Book 5211, page 812, and Book 5239, page 850; and, any and all matters as shown on plat of record in Plat Book 5050, pages 109 and 110; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 405 Rockwood Dr. Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 30th Day of November, 2001.

Robyn R. Bailey

Johnna Bailey

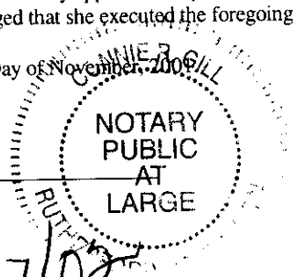
Davidson County DEEDWARR
Recvd: 12/06/01 09:31 2pgs
Fees:13.00 Taxes:342.25

20011206-0134326

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robyn R. Bailey and Johnna Bailey, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of November, 2009.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/17/09