File: Box B
#2620

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***248,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2001.

Notary Public

My Commission Expires: 5-26-02

ADDRESS OF NEW OWNER

JEFFERY T. Smith
225 54th Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

Mortgage Investors Group
830 Eastbelle Springs Lane
Knoxville TN 37923

MAP & PARCEL NOS.

MAP 103-3
PARCEL 280

Davidson County DEEDWARR
Recvd: 12/11/01 13:52 2pgs
Fees:13.00 Taxes:917.60

20011211-0136671

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 ($***248,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, HOUSE REWORKS, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFERY T. SMITH, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Hood Subdivision a plan of which is of record as Instrument No. 20001027-0106417 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to House Reworks, Inc., a Tennessee corporation, by deed from Henry S. Hood and wife, Sarah Hood, of record as Instrument No. 20001113-0112624 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 225 54th Avenue, North, Nashville, Tennessee 32709.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Hood Subdivision of record as Instrument No. 20001027-0106417 in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of November, 2001, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

HOUSE REWORKS, INC.

BY: Bruce K. Jackson

Bruce K. Jackson
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BRUCE K. JACKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of House Reworks, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 15th day of November, 2001

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee