This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Amanda L. Stephenson
1253 Jacksons Hill Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, Tennessee 37923

MAP **086-07-0**
GROUP
PARCEL **93.00**

Davidson County DEEDWARR
Recvd: 03/11/02 08:33 3pgs
Fees:18.00 Taxes:342.25
20020311-0029807

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Deatrick, Jr.**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Amanda L. Stephenson, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being Lot 100, on the plan of Jackson's Retreat, Phase 2, of record in Book 5200, page 673, Davidson County Records.

Being the same property conveyed to James L. Deatrick, Jr., unmarried by deed from Robert M. Wilson, Jr., Successor Trustee dated February 1, 1930, of record in Instrument 200020225-0023870, Register's Office for Davidson County, Tennessee.

This is improved property known as 1253 Jacksons Hill Road, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien now due and payable. Map 086-07-0, Parcel 93.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 6176, page 939, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

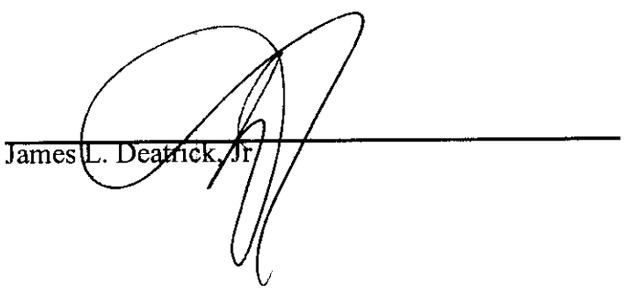
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 673, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of March, 2002.



James L. Deatrick, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James L. Deatrick, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $92,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE