This instrument prepared by:

Lender's Title & Escrow LLC
412 N. Cedar Bluff Road, Suite 301
Knoxville, TN 37923
(865) 692-4844

Davidson County DEEDWARR
Recvd: 06/04/02 09:03 2pgs
Fees:13.00 Taxes:456.95
20020604-0067156

WARRANTY DEED

THIS DEED, made and entered into this the **3rd day of May, 2002**, by and between **Phillip L. Boyd and wife, Pat C. Boyd**, hereinafter known as the Parties of the First Part, and **Jeffrey T. Brown, Unmarried**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have bargained and sold and do hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property located in **Davidson County, Tennessee**:

Land in Davidson County, Tennessee, being Unit No. 106 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium, as of record in Book 5050, Page 80, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Roger W. Abernathy and wife, Annette Abernathy by Deed from Ervin M. Entrekin, Trustee, of record in Book 5244, Page 581 and further conveyed by Roger Abernathy by Quit Claim Deed to Annette Abernathy of record in Book 6807, Page 203 in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Phillip L. Boyd and wife, Pat C. Boyd from Annette Abernathy Langsdon, Married by Warranty Deed dated February 9, 1996 of record in Deed Book 9949, Page 594 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing easements, restrictions and building setback lines of record.

Tax/map/parcel ID number: 117-03-0-A-106.00

TO HAVE AND TO HOLD unto the Party of the Second Part, his heirs and assigns, forever.

The Parties of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2002 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

Grantors: Phillip L. Boyd POA Pat C. Boyd

Phillip L. Boyd by his attorney-in-fact, Pat C. Boyd

Pat C. Boyd

Pat C. Boyd

STATE OF TENNESSEE:
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Pat C. Boyd**, with whom I am personally acquainted and who acknowledged that her executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **3rd day of May, 2002**.

My commission expires:

_____

Cassy R. Sutton
Notary Public

CASSY R. SUTTON NOTARY PUBLIC AT LARGE KNOX CO., TENN. My Commission Expires March 30, 2005

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Bargainor, **Pat C. Boyd**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument on behalf of **Phillip L. Boyd**, and acknowledged that she executed the same as the free act and deed of **Phillip L. Boyd**.

WITNESS my hand and official seal, this 3rd day of May, 2002.

Cassy R. Sutton
Notary Public

CASSY R. SUTTON NOTARY PUBLIC AT LARGE KNOX CO., TENN. My Commission Expires March 30, 2005

STATE OF TENNESSEE:
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$123,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **3rd day of May, 2002**.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the **3rd day of May, 2002**.

My commission expires:

_____

Cassy R. Sutton
Notary Public

CASSY R. SUTTON NOTARY PUBLIC AT LARGE KNOX CO., TENN. My Commission Expires March 30, 2005

NAME AND ADDRESS OF PROPERTY OWNER:
Jeffrey T. Brown
3000 Hillsboro Pike, #10
Nashville, TN 37215

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tennessee 37923