Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

My Commission Expires: 10-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/02/02 14:09 2pgs
Fees:13.00 Taxes:321.90
20020702-0079490

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brock E. Moshier
211 Rachels Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Mortgage Investors Group, L.P.
8320 East Walker Springs Lane
Knoxville, TN. 37923

MAP-PARCEL NUMBERS:
075-070-239.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mistye A. Martin, a single person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Brock E. Moshier, unmarried,** hereinafter referred to as 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. 7B on the Plan of Rachel's Square, Section One, Zone Lot Division Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20, and 21, as of record in Plat Book 6250, Page 539 and Amending Plat Book 5200, Page 622, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mistye A. Martin, a single person, by Warranty Deed from Linda A. Bailey, a single person, of record in Book 11768, Page 461, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 539, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6619, Page 777, Book 6619, Page 782, Book 8030, Page 757, Book 6455, Page 135, Book 6519, Page 512, Register's Office for Davidson County, Tennessee.

All matters on prior plat of record in Book 5200, Page 622 and Book 6250, Page 538, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 211 Rachels Court, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of June, 2002.

Mistye A. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mistye A. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

11-22-05
My Commission Expires:

Notary Public

05583-BP