RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40967

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/02 13:52 2pgs
Fees:13.00 Taxes:407.00

20020723-0088449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2002

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. King	Mortgage Investors Group	173-131
1321 Barnes Road	8320 E. Walker Springs Lane	
Antioch, TN, 37013	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Georgia Jones Rice, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher T. King, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot 1, Rice Estates, Section 1, as in Book 5210, Page 12, said Register's Office.

Being the same property conveyed to A. F. Rice (*) and wife, Georgia Jones Rice by Warranty Deed from Henry Jones and Geo. Jones, of record in Book 2015, Page 171, Register's Office for Davidson County, Tennessee.

*** The said A.F. Rice (aka Albert Fred Rice) has since died.**

Unimproved ( )
This is improved (X) property known as 1321 Barnes Road, Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 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 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/our hand(s) this 15th day of July, 2002

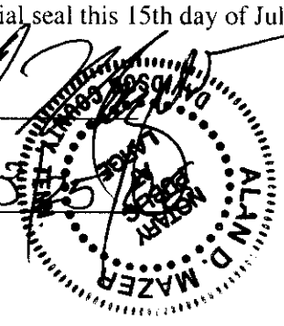
Georgia Jones Rice By George Sanders Waldron

Georgia Jones Rice by George Sanders Waldron,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of July, 2002, personally appeared George Sanders Waldron to me known to be the person who executed the foregoing instrument on behalf of Georgia Jones Rice as Attorney in Fact, and acknowledged that George Sanders Waldron executed the same as the free act and deed of the said Georgia Jones Rice.

Witness my hand and official seal this 15th day of July, 2002.



Notary Public

My Commission Expires: 3/25/06