19151

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/02 16:07 2pgs
Fees:13.00 Taxes:628.63

20021212-0153679

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Box 36

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 25, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter M. Brumm (NAME)	Mortgage Investors Group, L.P. (NAME)	117-16-29
1510 Grandview Drive (ADDRESS)	320 N. Cedar Bluff Rd. #220 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Knoxville, Tn 37923 (CITY) (STATE) (ZIP)	16DA 6855

FOR AND 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, WE, John A. Donegan and Michael T. Donegan, Heirs-at-Law of the Estate of Genovia T. Donegan

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

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 No. 30 of Block "M" on the Map of Maplehurst Subdivision, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the northerly side of Grandview Drive and back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Beck F. Donegan and wife, Genovia T. Donegan by deed from Charley C. Grigg and Pauline O. Grigg of record in Book 3949, page 387, Register's Office for Davidson County, Tennessee.

The said Beck F. Donegan and Genovia T. Donegan having since died.

This conveyance is subject to taxes for the year 2003 and to taxes for subsequent years, and to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1510 Grandview Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 11th day of December, 2002

John A. Donegan, as Heir-at-Law

John A. Donegan, Executor

Michael T. Donegan, as Heir-at-Law

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 John A. Donegan *and Michael T. Donegan

*Individually and as Executor

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of December, 2002

Commission expires 4-26-05

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, as such _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public