Davidson County DEEDWARR
Recvd: 05/06/03 16:19 3pgs
Fees:18.00 Taxes:1172.90
20030506-0060559

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

David A. Dearolf and wife, Gail Y. Dearolf	Mortgage Investors Group	Map 085-09-0
2808 Lealto Court	8320 E. Walter Springs Lane	Parcel 24
Nashville, TN 37214	Knoxville, TN 37923	11462 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Walter L. Timmons and wife, Joanne L. Timmons** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **David A. Dearolf and wife, Gail A. Dearolf** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Nob Hill, a Subdivision of a part of the A.H. Roberts Tract, of record in Plat Book 2663, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Walter L. Timmons and wife, Joanne L. Timmons, by deed of record in Book 10354, page, 468, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 2663, page 31, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2698, page 468 and extended of record in Book 6663, page 358, said Register's Office.

This is improved property commonly known as 2808 Lealto Court, Nashville, Tennessee 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $317,000.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of May, 2003.

Walter L. Timmons

Joanne L. Timmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Walter L. Timmons and wife, Joanne L. Timmons, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of **May, 2003**.

Notary Public

My Commission Expires

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005