THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20811**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,900.00. Affiant Subscribed and sworn to before me, this 13th day of JUNE, 2003. Notary Public My Commission Expires: 11-16-2005

VIRGINIA A. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. Jamie D. Chaplin 604 Hallbrook Court Hermitage, TN 37076	**Send Tax Bills To:** MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN KNOXVILLE, TN 37923	**Tax Information:** MAP 98-05-0-A PAR 42.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH W. AGNATTA AND WIFE, D'ANNA R. MALONE-AGNATTA ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMIE D. CHAPLIN AND WIFE, SUSAN .D CHAPLIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 604 Hallbrook Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of JUNE, 2003.

JOSEPH W. AGNATTA

D'ANNA R. MALONE-AGNATTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH W. AGNATTA AND WIFE, D'ANNA R. MALONE-AGNATTA, 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, at office, this 13th day of JUNE, 2003.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/16/03 15:21 2pgs
Fees:13.00 Taxes:613.83

20030616-0082660

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hampton Hall, Section 1, as of record in Plat Book 9700, pages 290 and 291, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph W. Agnetta and D'Anna R. Malone, both unmarried by deed dated 5-15-2000 of record in Instrument No. 20000515-0048501, Register's Office for Davidson County, Tennessee. Joseph W. Agnetta and D'Anna R. Malone are now married and D'Anna R. Malone is known as D'Anna R. Malone Agnetta. Joseph W. Agnatta and Joseph W. Agnetta is one and the same as evidenced in Affidavit contained in Instrument No. 20020326-0036224, said Register's Office. D'Anna R. Agnatta and D'Anna M. Agnetta is one and the same person as evidenced in Affidavit of record in Instrument No. 20020326-0036224, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, and Book 10640, page 947; and (3) All matters appearing on the Plan of record in Plat Book 9700, page 290 and 291, Book 9700, page 216, said Register's Office.