Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$200,000.00~~ 118,500.00 RT

Affiant

Subscribed and sworn to before me this 30 day of June, 2003.

Notary Public
My commission expires: 11/27/06

NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 07/14/03 15:33 2pgs
Fees:13.00 Taxes:438.45
20030714-0098199

Address of New Owner:	Send Tax Bills to:	Tax Information
Ladonna T. Yarborough 215 Fairway Drive Nashville TN 37214	Mortgage Investors Group, L.P. 8320 E. Walker Springs Ln. Knoxville, TN 37923	95-03-113

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Willodene Smith Driver, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kayburn N. Yarborough and wife, Ladonna T. Yarborough, , hereinafter called the Grantees, their successors 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. 23 on the Plan of Merry Oaks, as of record in Book 1835, page 67 & 68, Register's Office for said county. Said Lot No. 23 fronts 80 feet on the easterly side of Fairway Drive and runs back 282.4 feet on the northerly line and 262.7 feet on the southerly line, to a dead line, which is a broken line, measuring 82.8 feet thereon.

Being the same property conveyed to Willie E. Smith and wife, Macie L Smith by deed from Robert J. Gardner and wife, Edna L. Gardner, as of record in Book 2744, page 323, said Register's Office. Willie E. Smith died March 30, 1988, Macie L. Smith a/k/a Macie Smith, subsequently died Testate and by will of record in Will Book 4415, page 814759 Probate Court Clerk's Office for Davidson County, Tennessee; subject property was devised to Willodene Smith Driver. Willodene Smith Driver, Executrix of the Estate of Macie L. Smith conveyed subject property to Willodene Smith Driver by quitclaim deed in Instrument No. 20020730-0091262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 215 Fairway Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of June, 2003.

Willodene Smith Driver
Willodene Smith Driver

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willodene Smith Driver and Clyde Driver, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 30 day of June, 2003.

Notary Public

My Commission expires 11/27/06

