THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/25/03 08:08 2pgs
Fees:13.00 Taxes:1202.50
20030825-0122703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00

Anna W. Roe
Affiant

Subscribed and sworn to before me, this 18th day of August, 2003

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10/17/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANNA W. ROE 1302 Ashwood Avenue Nashville, Tennessee 32712	MORTGAGE INVESTORS GROUP 8320 E. Walker Springs Lane Knoxville, Tennessee 37923	MAP 105-13 PARCEL 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100---------- ($ 325,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ANDREW W. NORTON AND WIFE, ALLISON B. NORTON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANNA W. ROE, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 45.0 feet of Lot No. 325 and the west 5.0 feet of Lot No. 326 on the Map of re-subdivision of the Belmont Land Company's subdivision as of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 50.0 feet on the north side of Ashwood Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Andrew W. Norton and spouse, Allison B. Norton, by deed dated February 7, 1997, from William D. Hawley, Jr., married, of record in Book 10347, page 606, Register's Office for Davidson County, Tennessee.

This is improved property known as 1302 Ashwood Avenue, Nashville, Tennessee 32712

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

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Subdivision of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of August, 2003.

ANDREW W. NORTON

ALLISON B. NORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW W. NORTON AND WIFE, ALLISON B. NORTON, 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 this 18th day of August, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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, acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 this _____ day of _____.

My Commission Expires: _____

Notary Public