WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/03 15:59 2pgs
Fees:13.00 Taxes:388.50

20031015-0153136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

X Carla K. Kappel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla K. Kappel (NAME)	Mortgage Investors Group (NAME)	MAP 83-3
1306 Porter Road (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	PARCEL 46
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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, James R. Bledsoe (A/K/A Roy Bee), Trustee U/A/D Aug 21, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla K. Kappel, unmarried

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:

BEING parts of Lot Nos. 25 and 26 on the Plan of Sharpe and Horn's 5th Addition, of record in Book 332, Page 70, Register's Office for Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 23, 1954; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., dated September 15, 2003, License No. 1838, as follows:

BEGINNING at a point in the westerly margin of Porter Road, said point being located (1) northwardly 58 feet along the westerly margin of Porter Road from the intersection thereof with the northerly margin of McKennie Avenue, formerly Carter Street, and (2) at the northeast corner of the property conveyed to Joe S. Richardson and wife, by deed from Dolly White Parker and husband, of record in Book 2290, Page 299, said Register's Office; thence with the northerly line of said Richardson's property westwardly 210.45 feet to a point in the line between Lots Nos. 24 and 25 on said plan, said point being located northwardly 61 feet along the line between said Lots 24 and 25 from the northerly margin of McKennie Avenue; thence with the line between said Lots 24 and 25 northwardly 101.43 feet to a point, said point being located (1) southwardly 29.27 feet along the line between said Lots Nos. 24 and 25 from the southerly margin of 13.5 foot alley and (2) at the southwest corner of the property conveyed to David L. Cook and wife, et al, by deed from Dolly White Parker, of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 1306 Porter Road, Nashville, TN 37206
(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 my hand this 3rd day of October, 2003

James R. Bledsoe, Trustee

James R. Bledsoe (A/K/A Roy Bee), Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

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 _____ 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 at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Bledsoe (A/K/A Roy Bee), Trustee the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

Book 5234, Page 208, said Register's Office; thence with the southerly line of said Cook's property eastwardly 231.2 feet to an iron pin in the westerly margin of Porter Road, said iron pin being located southwardly 67.73 feet along the westerly margin of Porter Road from an iron pin at the intersection of the westerly margin of Porter Road and the southerly margin of said 13.5 foot alley; thence with the westerly margin of Porter Road southwardly 75.6 feet to the point of beginning.

Being part of the same property conveyed to James R. Bledsoe (A/K/A Roy Bee), Trustee U/A/D Aug. 21, 1995 and any amendments thereto by deed from Roy Bee, Individually of record in Book 9833, Page 718, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.