THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***122,275.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2003.

Notary Public

My Commission Expires: 10.12.05

Davidson County DEEDWARR
Recvd: 12/02/03 15:51 2pgs
Fees:13.00 Taxes:452.42
20031202-0173440

ADDRESS OF NEW OWNER

WILLIAM B. HILTON
1728 Ordway Place
Nashville, Tennessee

SEND TAX BILLS TO

Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville TN 37923

MAP & PARCEL NOS.

MAP 83-10
PARCEL 236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND TWO HUNDRED SEVENTY FIVE AND 00/100 DOLLARS ($***122,275.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, NATALIE LANGLINAIS and husband, BRIAN LANGLINAIS, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto WILLIAM B. HILTON, unmarried, and GARY HILTON and wife, DEBRA HILTON, (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 the easterly 70.0 feet of Lot No. 6 on the Plan of Batson and Williams Subdivision of record in Plat Book 1424, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Natalie Langlinais and husband, Brian Langlianais, by deed from Middle Tennessee Affordable Housing, a Tennessee general partnership, whose sole general partners are William G. Wallis, Jr. William C. Seeley, Stephen D. Rudd and Dean A. Jacobs, of record as Instrument No. 20030606-0078420 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1728 Ordway Place, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Batson and Williams Subdivision of record in Plat Book 1424, page 30, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of November, 2003.

NATALIE LANGLINAIS

BRIAN LANGLINAIS

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 Natalie Langlinais and Brian Langlinais, the bargainors, 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 26th day of November, 2003.

Notary Public

My Commission Expires: 10/12/05