First Volunteer Title of Tennessee, Inc. 1411 West Main Street Ste C Lebanon, TN 37087

This Instrument Prepared By:

First Volunteer Title
of Tennessee, Inc.
1411 West Main Street Ste C
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 03/01/04 13:39 2pgs
Fees:13.00 Taxes:447.33
20040301-0022962

ADDRESS NEW OWNER:
Anita B Bichsel
906 Bexhill Court South
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Mortgage Investors Group
8320 Walker Springs Lane
Knoxville, Tennessee 37923

MAP 64
GROUP 16C
PARCEL 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dale L Shackelford, a single person,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Anita B Bichsel**, hereinafter called the "GRANTEE", its 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. 47, on the Plan of Wembly Downs, Section Four, as shown on plat of record in Plat Book 7900, Page 456, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dale L Shackelford and Virginia L. Shackelford, his wife, in instrument No. 20020322-0035485, recorded 3/22/02, 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 is improved property known as 906 Bexhill Court South, Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 26 day of February, 2004.

Dale L Shackelford

Dale L Shackelford

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dale L Shackelford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of Feb

NOTARY PUBLIC

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3-28-04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $120,900.00.

Anita Bichsel

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2004.

NOTARY PUBLIC

KATHLEEN A. TOULINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3-28-04