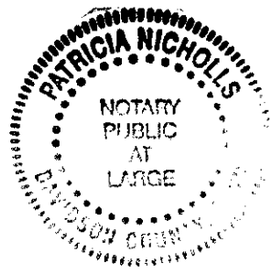
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Baker and Rebecca D. Price	Mortgage Investors Group	108-12-264
(NAME) 864 Sandburg Place	(NAME) 8320 East Walker Springs Ln.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 32931	
(CITY) (STATE) (ZIP)	(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, **MATTHEW COOMER, AND WIFE PATRICIA COOMER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA D. PRICE, UNMARRIED, AND JAMES R. BAKER, UNMARRIED**, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 9 on the plan of Elmcrest Subdivision of record in Book 7900, Page 52, Register's Office for said County.

Said Lot No. 9 fronts 76.72 feet on the westerly margin of Sandburg Place and extends back 121.26 feet on the southerly line and 143.81 feet on the northerly line to a broken line in the rear measuring 80.53 feet thereon.

Being the same property conveyed to Matthew Coomer and wife, Patricia Coomer, by deed from Robert G. Bartlett, II and wife, Harriet W. Bartlett, dated March 13, 2000, of record in Instrument No. 20000317-0027701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) 2004 property taxes which have been prorated and assumed by the grantee; 2) all matters on the plat or record in Book 7900, Page 52; said Register's Office, and 3) Restrictive covenants of record in Book 8326, Page 915, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 864 Sandburg Place, Nashville, TN 37214

(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 our hands this 27 day of February, 2004.

Davidson County DEEDWARR
Recvd: 03/03/04 15:10 2pgs
Fees:13.00 Taxes:425.50

20040303-0024313

Matthew Coomer , a/k/a Matt Coomer

Patricia Coomer a/k/a Patricia L. Coomer

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 Matthew Coomer and wife, Patricia Coomer, the within named 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 27 day of February, 2004.

My Commission Expires: _____

JOHN GREGORY HARDEMAN
NOTARY
Exp 3/26/05
PUBLIC AT LARGE
DAVIDSON COUNTY, TN

_____
Notary Public