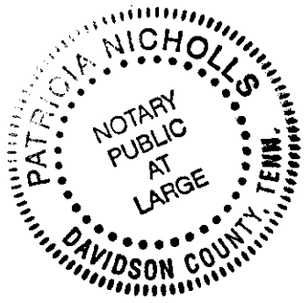
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Amanda Myatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Nix	Mortgage Investors Group	Map 128
616 Hicks Road	8320 E. Walker Springs Lane	Group 10-0
Nashville, TN 37221	Knoxville, TN 37923	Parcel 035.00

FOR AND IN 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

Harold Nix and wife, Beverly J. Nix

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Nix and Amanda Myatt, both 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:

Being Lot No. 24 on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harold Nix and wife, Beverly J. Nix by Quitclaim Deed from Beverly J. Nix of record in Instrument 20020314-0032602, dated March 12, 2002. See also quitclaim deed of record in Book 11061, Page 155, said Register's Office, dated August 11, 1998 and deed of record in Book 5880, Page 79, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4265, Page 777; Book 4379, Page 833, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 4175, Page 30, said Register's Office; (3) Driveway Easement of record in Book 6115, Page 703, said Register's Office.

Power of Attorney of record in Instrument 20040427-0047695, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 616 Hicks Road, Nashville, TN 37221

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 23rd day of April, 2004.

Harold Nix

Beverly J. Nix
By: Harold Nix, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/27/04 14:25 2pgs
Fees:13.00 Taxes:321.90

20040427-0047696

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 Harold Nix, 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 23rd day of April, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Harold Nix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for Beverly J. Nix, a/k/a Beverly Nix, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Beverly J. Nix by the said Harold Nix as such Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2004.

My commission expires: 01/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.