ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Darrell L. Heughan	Mortgage Investors Group LP	MAP and PARCEL
2832 Emery Drive	8320 E. Walker Springs Lane	96-9 153
Nashville, TN 37214	Knoxville, TN 37923	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 07/23/04 12:04 2pgs
Fees:13.00 Taxes:458.80

20040723-0088247

WARRANTY DEED

DF.R
S.R.R.

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Doris Faye Richardson and Sidney R. Richardson, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Darrell L. Heughan, a married person** and wife, Tatyana N. Heughan (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 286 on the Plan of Clovehill, Section 6, which is of record in Book 2133, Page 89, Register's Office for Davidson County, Tennessee. (Clovehill is more properly known as Cloverhill.)

Said Lot No. 286 fronts 90 feet on the northerly side of Emery Drive and runs back between parallel lines 162.7 feet on the westerly line and 162.1 feet on the easterly line to a line at the rear on which it measures 90 feet.

Being the same property conveyed to Doris Jones by deed from Donald Ray Gibbs and wife, Sherry C. Gibbs, of record in Book 7561, Page 317, Register's Office for Davidson County, Tennessee. The said Doris Jones is now known as Doris Faye Richardson. Doris Jones and Doris Faye Richardson being one and the same person. The said Doris Faye Richardson (formerly known as Doris Jones) conveyed her interest in the subject property to Doris Faye Richardson and husband, Sidney R. Richardson, by Quitclaim Deed dated December 11, 2003, of record in Instrument No. 20031218-0180400, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2832 Emery Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2133, Page 89, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2273, Page 88 and Book 2145, Page 262, said Register's office; 4) Easement of record in Book 6262, Page 119, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $124,000.00

X Darrell L Heughan
Affiant

Subscribed and sworn before me this 22nd day of July, 2004.

Joy S. Smith
Notary Public

My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **July, 2004**.

Doris Faye Richardson

Doris Faye Richardson

Sidney R. Richardson

Sidney R. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Doris Faye Richardson and Sidney R. Richardson, wife and husband** , with whom I am personally acquainted, or who 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 at office this **22nd** day of **July, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0407-128