This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050191

Davidson County DEEDWARR
Recvd: 05/02/05 16:14 2 pgs
Fees:13.00 Taxes:604.95
20050502-0048818

FILE BOX 45

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

New Owner is:
Jennifer White
7160 Commonwealth Circle
Nashville, TN 37221

MAP: 126-15-B
PARCEL: 258.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Voniya McFadden and wife, Judith McFadden**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer K White , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

LAND in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Three, Lexington Point Subdivision of record in Instrument No. 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Voniya McFadden, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated July 29, 2002, recorded August 12, 2002, in Instrument No. 200208120096869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

VM by SW JM by SW Sellers Ints.
as QIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 2005.

GRANTOR:
Voniya McFadden
by Sharon Vanderpool
as attorney-in-fact
Voniya McFadden by Sharon Vanderpool

as Attorney-in-Fact

Judith McFadden
by Sharon Vanderpool
as attorney-in-fact
Judith McFadden by Sharon Vanderpool

as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sharon Vanderpool** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Voniya McFadden and wife, Judith McFadden and who acknowledged that he executed the same as free act and deed of the said Voniya McFadden and wife, Judith McFadden and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Voniya McFadden and wife, Judith McFadden, and appearing of record in Instrument No. _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 28 day of April, 2005.

BYLITH L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires Nov. 25, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $163,500.00.

Affiant

SWORN TO and subscribed
before me this 29th day of
April, 2005.

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
11/24/09