NEW OWNER:

SHARON CALVERT
724 SETTLERS COURT
NASHVILLE, TN 37087

SEND TAX BILLS TO:
NEW OWNER MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LANE
KNOXVILLE, TN 37923

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-0433

Map 126
Group 15-0-A
Parcel 138

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/04/05 14:15 3 pgs
Fees:18.00 Taxes:684.50
20050504-0050036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Five Thousand and 00/100 Dollars ($185,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID M. ROBERTS and wife, CATHEY L. ROBERTS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHARON CALVERT**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 243 on the plan of Boone Tract at Biltmore, Section 3 of record in Book 6050, Page 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to David M. Roberts and wife, Cathy L. Robert by deed from Fox Ridge Homes, Inc., dated 4/28/89, and of record in Record Book 11524, page 126, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6050, Page 954, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of April, 2005.

David M. Roberts
DAVID M. ROBERTS

Cathey L. Roberts
CATHEY L. ROBERTS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID M. ROBERTS and CATHEY L. ROBERTS**, 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 at office this 29th day of April, 2005.

Carolyn Armistead
NOTARY PUBLIC

My commission expires: 5/15/05

CAROLYN ARMISTEAD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$185,000.00** .

Brenda K Lehman
AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2005.

Mandy K Baird
NOTARY PUBLIC

My commission expires: 7/29/07