THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/26/05 10:41 2 pgs
Fees:13.00 Taxes:551.30
20050526-0059503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Marilyn Fainter
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2005.

Notary Public
My Commission Expires: 10/22/05

NOTARY PUBLIC AT LARGE
MY COMM. EXP. 10/22/05

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
John R. Draper
605 Cobble Court
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner
Mortgage Investors Group
8320 Walker Springs
Knoxville, TN 37923

MAP-PARCEL NUMBERS:
172-12B-215.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE FINOCHIO, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JOHN R. DRAPER, married,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LOT 273, on the plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, Page 6; and amended in Book 7900, Page 496, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to STEPHANIE FINOCHIO by Warranty Deed from THOMAS GADDIS and wife, CARRIE GADDIS of record as Instrument No. 20030527-0071403, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **605 Cobble Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 25 day of May, 2005.

STEPHANIE FINOCHIO

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **STEPHANIE FINOCHIO**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of May, 2005.

Notary Public

My Commission Expires: 1/1/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY