40-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 3721

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

03-0506-32847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Ian R. Shaw	Mortgage Investors Group	86-04-0-B-071
4984 Tulip Grove	8320 East Walker Springs Lane	
Hermitage TN 37076	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald W. Kreutzer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ian R. Shaw and wife, Dianne C. Shaw, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Sunset Oaks, Section Three, of record in Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Kreutzer, an unmarried man, by deed from Donna Sue Franklin, unmarried, dated June 17, 2004, of record in Instrument No. 20040623-0074686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4984 Tulip Grove, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/30/05 15:41 2 pgs
Fees:13.00 Taxes:791.80
20050630-0075657

WITNESS my hand this 30th day of June, 2005.

Donald W. Kreutzer by Joyce Chambers, Atty-in-Fact
Donald W. Kreutzer
By Joyce Chambers: Atty in Fact

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 Joyce Chambers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Donald W. Kreutzer and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

Commission expires 2/22/09

Notary Public

