RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44047

Davidson County DEEDWARR
Recvd: 07/22/05 15:10 2 pg
Fees:13.00 Taxes:473.60
20050722-0085738

Name and Address of New Owner:

William Cooper
6444 Brownlee Drive
Nashville, Tn 37205

Send Tax Bills To:

Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

Prepared by:

Southeast Title
555 Marriott Drive, S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $128,000.00 ,

Affiant
Subscribed and sworn to before me on this 21st day of July, 2005.

Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

Map & Parcel No.
102.03-0-165.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Rodney Stutts and wife, Sandra Stutts, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto William Cooper, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1209 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 & 11, 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 Rodney Stutts and wife, Sandra Stutts by virtue of a Warranty Deed dated August 20, 1998 of record in Book 11085, page 270, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 398 Annex Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 21st day of July, 2005.

Rodney Stutts

Sandra Stutts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Rodney Stutts and Sandra Stutts, 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 Nashville, Tennessee, this 21st day of July, 2005.

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: AUGUST 25, 2005