Davidson County DEEDWARR
Recvd: 07/26/05 15:18 2 pgs
Fees:13.00 Taxes:882.45

20050726-0087092

WARRANTY DEED

G-CD-05-5117

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Georgette P. Kennedy
Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2005.

Kelly A. Gadke
Notary Public

MY COMMISSION EXPIRES:
1/24/2009 (AFFIX SEAL)

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yusuf H. Hasan	Mortgage Investors Group	
5117 Traceway Drive (ADDRESS)	8320 East Walker Springs Lane (NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	155-16A-200.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON SEXTON AND WIFE, CARLY CLAPP SEXTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YUSUF H. HASAN AND WIFE, JENNIFER A. HASAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 312, TRACESIDE, SECTION SEVEN, as shown on plat of record in Plat Book 9700, Page 423, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jeffrey S. Goodman and wife, Jennifer L. Goodman to Jon Sexton, a single man as recorded on the 22nd day of May, 2003 in Instrument No. 20030522-0069965 and Quit Claim Deed from Jon Sexton, a single man to Jon Sexton and Carly Clapp, both unmarried, as recorded on the 22nd day of May, 2003 in Instrument No. 20030522-0069967, in the Register's Office of Davidson County, Tennessee. Said Jon Sexton having since married Carly Clapp and Carly Clapp is now known as Carly Clapp Sexton.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 423; Book 9435, page 493; Book 9677, page 675; Book 9668, page 899 and Book 9668, page 894; Book 7900, page 705 and Book 10355, page 859, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5117 Traceway Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 1st day of July, 2005.

Jon Sexton

Carly Clapp Sexton by Jon Sexton, attorney-in-fact

by attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

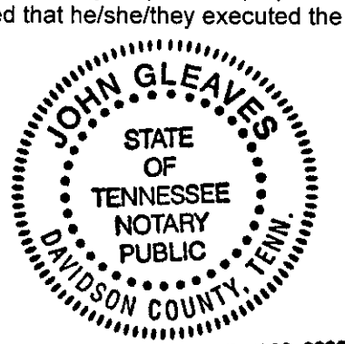
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Sexton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 1st day of July, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



My Commission Expires JULY 29, 2006

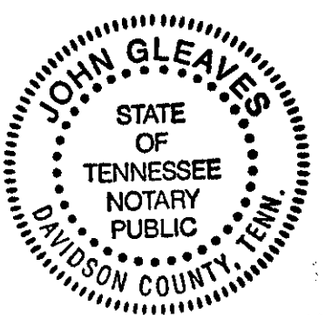
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jon Sexton, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Carly Clapp Sexton and acknowledged that he/she executed the same as the free act and deed of the said Carly Clapp Sexton.

Witness my hand and official seal at
Nashville, TN
on this the 1st day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903