Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Donna Bailey
Affiant

Davidson County DEEDWARR
Recvd: 08/25/05 13:09 3 pgs
Fees:18.00 Taxes:703.00
20050825-0101663

Subscribed and sworn to before me, this 23 **day of August, 2005.**

Emberly S. Frost
Notary Public
My commission expires: 12/07/05

EMBER S. FROST NOTARY PUBLIC AT [illegible] COUNTY, TENN.

06-0508-71912

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James N. Hamlet, II	Mortgage Investors Group	21-90
5300 Rawlings Road	8320 East Walker Springs Lane	
Joelton, TN 37080	Knoxville, TN 37923	

21-90

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, **Leslie A. Preston, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James N. Hamlet II**, 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:

SEE ATTACHED LEGAL DESCRIPTION.

Being the same property conveyed to Leslie A. Preston and James N. Hamlet II, both unmarried, as joint tenants with right of survivorship by deed from Clarence B. Lee and wife, Ramona Lee, dated December 27, 2004, of record in Instrument No. 20041230-0154724, said Register's Office. Further property conveyed to Leslie A. Preston and James N. Hamlet II, both unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Clarence B. Lee and wife, Ramona Lee, dated June 23, 2005, of record in Instrument No. 20050606-0064346, said Register's Office.

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 5300 Rawlings Road, Joelton, TN 37080

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.

WITNESS my hand this 23 day of August, 2005.

Leslie A Preston
Leslie A. Preston

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand in Nashville, TN, this 23rd day of August, 2005.

Notary Public
State of Tennessee at Large

CHARLES H. GREGORY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 10/30/07

Exhibit "A"

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows; Beginning at an iron spike in the center line of North Bernard Road at the southwest corner of the property conveyed to Kenneth W. Evans and wife, of record in Book 2015, Page 253; Register's Office for said County; thence with the center line of said Road, South 80 deg. West 57.8 feet to a spike at the southeast corner of a one acre tract conveyed to Clarence E. Lee and wife, of record in Book 2639, Page 473; said Register's Office; thence with Lee's line, as follows; Northerly at right angles to North Bernard Road 210 feet; westerly at right angles 210 feet; southerly at right angles 210 feet to the center line of North Bernard Road; thence with the center line of the same, South 80 deg. West 239.9 feet more or less to an iron spike at the southeast corner of the property conveyed to Charles E. Culwell and wife, by deed of record in Book 2734, Page 285; thence with Culwell's east line North 6 deg. West 1,066 feet to the center line of a creek; thence with the center line of the same, North 54 deg. 30' East 191 feet to the center line of another creek; thence with the center line of the last mentioned creek, south 72 deg. 30' East 269 feet; North 76 deg. East 116 feet; South 86 deg. 40' East 78 feet to said Evans northwest corner; thence with Evan's west line, South 2 deg. East 1,020 feet to the point of beginning, containing 12.46 acres more or less.

A tract of land in the 14th Civil District of Davidson County, Tennessee, located on the North side of North Bernard Road, and more particularly described as follows, but not surveyed. BEGINNING at a point in the center of Bernard Road, 60 feet West from the Southwest corner of Kenneth Evans' land, and running in a Northerly direction and parallel to Kenneth Evans' West line 210 feet; thence Westwardly and parallel with the center of Bernard Road 210 feet; thence Southwardly and parallel with the East line of the property herein conveyed 210 feet to the center of Bernard Road; thence with the center of said Road 210 feet to the point of beginning, containing by estimation one (1) acre, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED