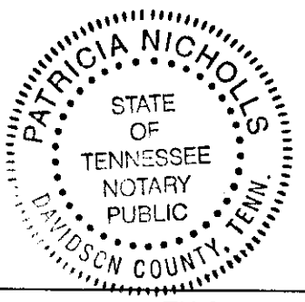
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Meredith Sacks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2005.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Sacks	Mortgage Investors Group	Map 94
1509 Fatherland Street	8320 East Walker Springs Lane	Group 1
Nashville, TN 37206	Knoxville, TN 37923	Parcel 93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

B.B. Doubleday, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Sacks and Meredith Sacks, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as shown on plan of record in Book 57, Page 70, said Register's Office.

Said Lot No. 102 fronts 50 feet on the east side of South 13th Street and runs back between parallel lines 161 feet, more or less, to an alley.

Being the same property conveyed to B.B. Doubleday, Jr. by deed from H.C. Hagan, unmarried, of record in Book 5097, Page 604, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 57, Page 70, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 615 S. 13th St., Nashville, TN 37206

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 9th day of September, 2005.

B.B. Doubleday
B.B. Doubleday, Jr.

Davidson County DEEDWARR
Recvd: 09/13/05 12:32 2 pgs
Fees:13.00 Taxes:231.25

20050913-0109951

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 B.B. Doubleday, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2005.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

