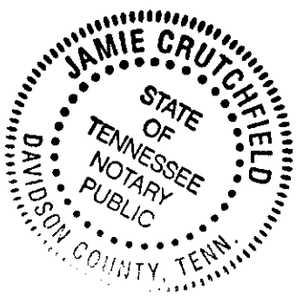
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Jon M. Kipp	Mortgage Investors Group	Map 53
1204 Riverside Drive	8320 E. Walker Springs Ln.	Group 3
Old Hickory, TN 37138	Knoxville, TN 37923	Parcel 77

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

Richard C. Anderson and wife, Sara K. Anderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jon M. Kipp and wife, Christy L. Kipp

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:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Riverside Road, at the corner of Lots Nos. 16 and 17; thence with the line between said lots, westwardly 114.1 feet to the easterly margin of Overton Street; thence with the easterly margin of said Street, southwardly 98.4 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the northerly margin of 13th Street; thence with the northerly margin of said Street, eastwardly 94.7 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Riverside Road; thence with the westerly margin of said road, northwardly 97.7 feet to the beginning.

Being the same property conveyed to Richard C. Anderson and wife, Sara K. Anderson, by deed from Rodney D. Harris and wife, Wendy Harris, of record in Instrument 200006200061229, 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 Plat Book 1424, Page 67, said Register's Office; (3) Right of Way Easement of record in Book 626, Page 556, said Register's Office; (4) Easement to Cumberland Telephone and Telegraph of record in Book 662, Page 743, said Register's Office.

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 1204 Riverside Drive, Old Hickory, TN 37138

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 our hands this 15th day of December, 2005.

Richard C. Anderson

Sara K. Anderson

Davidson County DEEDWARR
Recvd: 12/19/05 10:51 2 pgs
Fees:13.00 Taxes:798.83

20051219-0151710

FILE BOX 45

STATE OF Oregon
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Anderson and wife, Sara K. Anderson, 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 Jackson Co., Oregon, this 15 day of December, 2005.

My Commission Expires: 3-14-09

Notary Public

OFFICIAL SEAL
ALISHA L. CHUBB
NOTARY PUBLIC-OREGON
COMMISSION NO. 390582
MY COMMISSION EXPIRES MAR. 14, 2009

FILE BOX 45