WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,777.21.

Affiant

Subscribed and sworn to me this 28th day of February, 2006

NOTARY PUBLIC

My Commission Expires: 1/23/2010

Davidson County DEEDWARR
Recvd: 03/03/06 12:26 2 pgs
Fees:13.00 Taxes:842.78



20060303-0024953

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Ann Greenough 1628 Harpeth Run Drive Nashville, TN 37221	Mortgage Investors Group 8320 Walker Springs Lane, #200 Knoxville, TN 37923	126-16-A-447.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mary Ann Greenough, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 567 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by Riverwalk Development Partners, a Tennessee corporation, by deed of record in Instrument No. 20051005-0120171, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee; and
3. Plan of Newsom Land of record in Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee; and
4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County; and
5. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County; and
6. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County; and
7. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, Register's Office for said County; and
8. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, and further supplemented in Instrument No. 20050308-0025001, Register's Office for said County; and
9. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County; and
10. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County; and

11. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County; and
12. Charter Right of Way for CSX Transportation Railroad; and
13. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for said County; and
14. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for said County; and
15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for said County; and
16. Stormwater Detention Agreement of record in Instrument No. 20040318-0030734, Register's Office for said County; and
17. Transmission Line Easement of record in Book 4230, Page 987, Register's Office for said County; and
18. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1628 Harpeth Run Drive, Nashville, TN 37221.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on February 28, 2006.

Rochford Realty and Construction Co., Inc., a Tennessee corporation

By: James G. Morrissey

Name: JAMES G. MORRISSEY

Title: V P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Jimmy Morrissey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Rochford Realty and Construction Co., Inc., a Tennessee corporation, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing for Rochford Realty and Construction Co., Inc., a Tennessee corporation, by himself as Vice President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of February, 2006.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE