Box 50-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00. Sheri Lynn Lozier Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 2006 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheri Lynn Lozier	Mortgage Investors Group	MAP 107-14
924 Kipling Avenue	8320 E. Walker Springs Lane	PARCEL 15
Nashville, TN 37217	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Walter P. Barnett and wife, Sandra E. Barnett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheri Lynn Lozier and Chris M. Bentley**

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 142nd Davidson County, Tennessee, being lot number 74 on the Plan of Miro Meadows as of record in Book ~~4242~~, pages 94 & 95 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Walter P. Barnett and wife, Deborah J. Barnett by deed dated July 2, 1986 and recorded July 2, 1986 in book 6906, page 363, said Register's Office., and conveyed to Walter P. Barnett by Quitclaim Deed in book 10391, page 662, ROCD.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **924 Kipling Avenue, Nashville, TN 37217.**

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 _____ hand( ) this the 24th day of February, 2006.

Walter P. Barnett

Walter P. Barnett

Sandra E. Barnett
By Walter P. Barnett

Davidson County DEEDWARR
Recvd: 03/03/06 14:01 2 pgs
Fees:13.00 Taxes:403.30
20060303-0025069

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES A. WAECHTER, a Notary Public in and for said County and State, the within named WALTER P. BARNETT

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of February, 2006

Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 24 day of February, 2006, personally appeared before me, WALTER P. BARNETT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of SANDRA E. BARNETT and is authorized by them to execute this instrument on their behalf, as their free act and deed.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Witness my hand, at office, this 24 day of February, 2006

My commission expires: 1-26-08

_____
Notary Public