Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/06/06 14:30 2 pgs
Fees:13.00 Taxes:458.25
20060406-0039866

W & I Ref:(gj_) Title No: 47034
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen D. Jeans 2236 Bedford Circle Bedford, Texas 76021	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, Tennessee 37923

TAX MAP-PARCEL NUMBERS: 162090B10000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,850.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Wheeler Rains , unmarried and Barbara Sue Rains ,unmarried, as joint tenants with rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen D. Jeans** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Townhouse No. 187of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 131 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to D. L. Rains, Jr., and wife, Catherine Wheeler Rains, by deed from Mary J. Marrs, a single person of record in Book 5598, page 799, Register's Office for Davidson County, Tennessee. The said D. L. Rains, Jr., has since died. By Quitclaim Deed dated July 2, 1991 and filed of record on July 5, 1991 in Book 8392, page 167, Register's Office for said County, subject property was conveyed to Catherine Wheeler Rains and Barbara Sue Rains, as joint tenants with rights of survivorship.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 131, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement for access to Old Hickory Boulevard and County Drive of record in Book 5606, page 663, said Register's Office; The provisions of the condominium Master Deed of record in Book 4918, page 116, amended in Book 4958, page 346, Book 8797, page 918, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 5600 Country Drive, Unit 187, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2004.

Catherine Wheeler Rains

Barbara Sue Rains

State of TENNESSEE

County of DAVIDSON

On this 4th day of April, 2004 , before me the undersigned authority, personally appeared Catherine Wheeler Rains and Barbara Sue Rains , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires JULY 21, 2007

State of ~~TENNESSEE~~ Texas

County of ~~DAVIDSON~~ Tarrant

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $123,850.00

Affiant

Sworn and subscribed before me this the 3rd day of April, 2004

Notary Public

My Commission Expires: _____

JEFF R. FIELDER
Notary Public, State of Texas
My Commission Expires
June 27, 2007