File Box 9B
First Title & Escrow Co., Inc.
#25413

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/06/06 09:39 2 pgs
Fees:13.00 Taxes:1474.45
20060706-0080625

Our File Number: 24005N

MAP/GROUP/PARCEL: 130-2/19

NEW OWNER'S NAME AND ADDRESS:
JULIA A DAGGETT
120 LASALLE COURT
Nashville, TN 37205

SEND TAX BILLS TO:
~~New Owner~~
Mortgage Investors Group
8320 E. Walker Springs Lane, #200
Knoxville,TN 37923

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SHEPLEY SMITH and wife, SHANNON SMITH, hereinafter called Grantors, does hereby transfer and convey unto, JULIA A DAGGETT, unmarried and GEORGE E. MUDTER, JR., Trustee, with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 42 and 43, Block N. 4 on the Plan of The Courts of Bellemeade, as shown on plat of record in Plat Book 547, page 141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 120 LASALLE COURT, Nashville, TN 37205.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20021104-0134662, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SHEPLEY SMITH

SHANNON SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, SHEPLEY SMITH and SHANNON SMITH, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $398,500.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 11 2009