First Title & Escrow Co.
File # 25664
File Box 9-B

Davidson County DEEDWARR
Recvd: 08/08/06 14:22 2 pgs
Fees:13.00 Taxes:758.50

20060808-0097433

WARRANTY DEED

G-VRE-06-813

STATE OF Tennessee
COUNTY OF Davidson

WHICHEVER CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires DEC. 13, 2009

JACLYN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Herbert Vick	Mortgage Investors Group, LP	
813 Almes Court (ADDRESS)	(NAME) 8320 E. Walker Springs Lane	126-15-A-155 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(ADDRESS) Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY JAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER HERBERT VICK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 149 ON THE PLAN OF SECTION THREE BOONE TRACE AT BILTMORE SUBDIVISION, OF RECORD IN PLAT BOOK 9700, PAGE 758 AND 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY JAY, UNMARRIED BY WARRANTY DEED FROM E. NEIL JAY AND PATSY L. JAY, RECORDED ON THE 27TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030327-0040122, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, page 759; Book 9347, page 312; and Instrument Number 200107170075902, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 813 Almes Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 4th day of August, 2006.

Kimberly Jay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Jay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903