Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/06/06 14:02 1 pgs
Fees:13.00 Taxes:1263.55

20060906-0110190

WARRANTY DEED

Preparer's File #-06H0451

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2006.

Notary Public

(Affix Seal)

My Commission Expires: [illegible]

PAUL F. S... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hudson Deeter	Mortgage Investors Group	083-09-0-335.00
1404 Garland Avenue	8320 E. Walker Springs Lane, Suite 200	
Nashville, Tennessee 37206	Knoxville, Tennessee 37923	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM A. PEACH AND WIFE, CARRIE M. PEACH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIRBY HUDSON DEETER, UNMARRIED, AND KIRBY V. DEETER, AS TENANTS IN COMMON, 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. 86, on the Plan of the Lindsley 27 Acre Tract, as of record in Book 57, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Peach and Carrie M. Russell, unmarried, as tenants in common with right of survivorship by Warranty Deed from Ephriam C. Wyatt, Jr. of record in Instrument No. 20030623-0070637, Register's Office for Williamson County, Tennessee. Carrie M. Russell is now married to William A. Peach now known as Carrie M. Peach.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1404 Garland Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **31st** day of **August, 2006**:

William A. Peach

Carrie M. Peach

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. PEACH AND CARRIE M. PEACH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2006.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.