THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2006. Notary Public MY COMMISSION EXPIRES: 3/31/07 (AFFIX SEAL)

JAMIE BRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Jerry/Jackson, Jr.	Mortgage Investors Group	MAP 107-14
1003 Kipling Drive	8320 E. Walker Springs Lane	PARCEL 119
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, **William Allen Ellis, Individually and as Executor of the Estate of Lucille Jacobs Ellis, and Betty J. Ellis McCroskey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry/Jackson, Jr.**
H.
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 Davidson County, Tennessee, being Lot No. 163 on the Plan of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. T. Ellis and wife, Lucille Ellis by deed from Glenn T. Killom and wife, Louise A. Killom of record in Book 2149, Page 63, Register's Office for Davidson County, Tennessee. The said W. T. Ellis having since died (December 30, 1999) and Lucille Ellis, also known as Lucille Jacobs Ellis, having subsequently died (2/16/06) leaving a Will, Docket No. 06P1197, Probate Court for Davidson County, Tennessee, devising said property to William Allen Ellis and Betty J. Ellis McCroskey. William Allen Ellis signs individually and in his capacity as Executor of the Estate.

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 **1003 Kipling Drive, 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 our hands this the 11th day of September, 2006.

William Allen Ellis, Executor

William Allen Ellis

Betty J. Ellis McCroskey

FILE BOX 45

Davidson County DEEDWARR
Recvd: 09/13/06 10:05 2 pg
Fees:13.00 Taxes:379.25

20060913-0113258

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 Allen Ellis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Lucille Jacobs Ellis, and that he executed the forgoing instrument as said Executor, having been so authorized.

Witness my hand and official seal this the 11th day of September, 2006.

My Commission expires 7.24.10

Notary Public



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 **Betty J. Ellis McCroskey** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2006.

My Commission expires 7.24.10

Notary Public

