20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 14:53 4 pgs
Fees:23.00 Taxes:462.50

20061004-0123353

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

x Bryan E Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 2006

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 9/22/07 (AFFIX SEAL)

Notary Public

9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Keith Reed (NAME)	Mortgage Investors Group, Inc. (NAME)	MAP 039-00
5339 Simpkins Road (ADDRESS)	8320 E. Walker Springs Lane #200 (ADDRESS)	PARCEL 095
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, Thomas F. Derry and wife, Sheila D. Derry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan Keith Reed

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:

Tract of land of 14th formerly 24th Civil District of Davidson County, Tennessee, description according to a survey made by Frank Thurston, R.L.S. #728, dated December 30, 1986, description as follows:

Beginning at a common corner of the herein described tract being the Northwesterly corner of Brent Snyder of record in Book 5918, Page 761, and a Southerly edge of Louis Primez of record in Book 5717, Page 724, and continuing with the common line of Brent Snyder the therein described tract S 50 degrees 40' 22" E 299.04 feet; thence S 16 degrees 30' 27" E 78.46 feet; thence S 16 degrees 21' 23" E 74.85 feet; thence N 73 degrees 27" E 409.57 feet to a point in Simpkins Road; thence with Simpkins Road approximately 50 feet to a point; thence S 73 degrees 23' 37" W approximately 332.4 feet to a point in the Northwest corner of Lot 3 of Echo Valley; thence S 17 degrees 07' 09" E 464.08 feet; thence S 73 degrees 37' 41" W 453.98 feet; thence N 37 degrees 15' 25" W 1109.61 feet; thence N 85 degrees 22' 18" E 602.68 feet back to the point of beginning.

*** Continued**

Being the same property conveyed to Thomas F. Derry, unmarried by Warranty Deed dated October 31, 1996, from Jerry L. Moore and wife, Shirley D. Moore, of record in Book 10254, Page 853, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5339 Simpkins Road, Whites Creek, TN 37189
(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 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 my hand this 2nd day of October, 2006

Thomas F. Derry
Thomas F. Derry

Sheila D. Derry
Sheila D. Derry
By: Thomas F. Derry
Thomas F. Derry, Her Atty. in Fact

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. Also subject to a Metropolitan Government of Nashville and Davidson County Health Letter of record in Book 7573, Page 375, Register's Office for Davidson County, Tennessee.

Sheila D. Derry joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Thomas F. Derry.

Thomas Derry executes this instrument as Attorney-in-fact on behalf of Sheila D. Derry pursuant to the Specific Power of Attorney of record by Instrument No. 20061004 - 0123352 in the Register's Office for Davidson County, Tennessee.

*

Also included herein is a 1989 Brilliant Homes, Model 32-001, 30.5 x 57, and Manufacturer's Serial No. 1669 A/B situated thereon and permanently affixed to the land described herein and made a part of the real property. Further Grantor represents, covenants and agrees that the manufactured home on the land is to remain on the land and has been permanently affixed to the land described herein, so as to become a part of the real property.

STATE OF Pennsylvania
COUNTY OF Monroe

Personally appeared before me, ~~_____~~ the undersigned, a Notary Public in and for said County and State, the within named ~~_____~~ Thomas F. Derry

the bargainor ~~S~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~_____~~, this ~~29~~ 2nd day of October ~~September~~ 2006.

Commission expires 5/20/07 ~~_____~~ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____ Notary Public

STATE OF Pennsylvania
COUNTY OF Monroe

On this ~~2nd~~ 29 day of ~~October~~ September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas F. Derry, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Sheila D. Derry, as her attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Sheila D. Derry.

Witness my hand and official seal, this the ~~2nd~~ 29 day of ~~October~~ September, 2006.

Notary Public

Commission Expires: 5/20/07

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cynthia Rodriguez, Notary Public
Hamilton Twp., Monroe County
My Commission Expires May 20, 2007
Member, Pennsylvania Association of Notaries

Thomas F. Derry

SEP-29-2006 17:17 AM TITLE & ESCROW 615 855 1736 P.002

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cynthia Rodriguez, Notary Public
Hamilton Twp., Monroe County
My Commission Expires May 20, 2007
Member, Pennsylvania Association of Notaries

STATE OF ~~TENNESSEE~~ Pennsylvania monroe
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Derry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ monroe co. Pennsylvania, ~~Tennessee,~~ this ~~29th~~ 2nd day of ~~October~~ September 2006.

Commission expires 5/20/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public