STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2007.

Notary Public
MY COMMISSION EXPIRES: 1/12/10
File No. G7-2590DD

PAMELA S. MAURER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 02/22/07 12:28 2 pgs
Fees:13.00 Taxes:629.00
20070222-0022088

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan C. Brunner, a married woman (NAME)	Mortgage Investors Group (NAME)	86-14-B-91
2753 Fleet Drive (STREET ADDRESS	1321 Murfreesboro Pike (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Roy I. McKee, a married man, Patrick S. McKee, a married man, and Mark T. McKee a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan C. Brunner, a married woman**, 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. 41 on the plan of FLEETWOOD SUBDIVISION, PHASE TWO, as shown by plat of record in Plat Book 6900, Page 738 ##, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mark T. McKee, Patrick S. Mckee and Roy I. McKee from Patsy T. McKee, by Will dated July 26, 2006, as Instrument No. 200608110098867, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Roy I. McKee is signed by his duly appointed Attorney-in-fact Mark T. McKee, pursuant to the Power of Attorney recorded as Instrument #20070222-0022087, said Register's Office.
The signature off Patrick S. McKee is signed by his duly appointed Attorney-in-fact Mark T. McKee, pursuant to the Power of Attorney recorded as Instrument #20070222-0022086, said Register's Office.

unimproved ( )
This is improved (XXXXX) property, known as 2753 Fleet Drive, Hermitage, TN 37076.

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. Whenever 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 January, 2007.

ROY I. MCKEE

By: Roy I. McKee by Mark T. McKee attorney in fact — January 31, 2007
Mark T. McKee, Attorney-in-Fact — Date

PATRICK S. MCKEE

By: Patrick S. McKee by Mark T. McKee attorney in fact — January 31, 2007
Mark T. McKee, Attorney-in-Fact — Date

Mark T. McKee — January 31, 2007
Mark T. McKee — Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mark T. McKee, the bargainor(s), 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 31st day of January, 2007.

My Commission Expires: 10/25/08

Notary Public

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark T. McKee, Attorney-in-Fact, for Roy I. McKee and Patrick S. McKee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2007.

My Commission Expires: 10/25/08

Notary Public

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066