RECORD AND RETURN TO: Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville, TN 37215 **WARRANTY DEED**	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00** Affiant Subscribed and sworn to before me, this 23rd day of February, 2007 Notary Public MY COMMISSION EXPIRES: 03-22-2008 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J. Szalwinski	Mortgage Investors Group	120-09
(NAME)	(NAME)	(MAP)
602 Glenpark Drive	8320 E. Walker Springs Lane #200	96
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Betty Joann Cruthirds, unmarried, and Billie Jean Harden, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeffrey J. Szalwinski and wife, Christine Markferding, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 5A60, on the Plan of Glengarry Park, Section Five-A, of record in Plat Book 3300, page 58, amended in Book 3706 page 520, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to B. Jean Harden and B. Joan Cruthirds, both unmarried, by deed from Nellie M. Thomas, unmarried, of record in Book 8999, page 497, said Register's Office. And being the same property conveyed to Betty Joann Cruthirds and Billie Jean Harden, as joint tenants with right of survivorship, by deed from Billie Jean Harden and Betty Joann Cruthirds, of record in Book 9194, page 638, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 602 Glenpark Drive, Nashville, Tennessee 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 my/our hand(s) this 23rd day of February, 2007.

Betty Joann Cruthirds

Billie Jean Harden

Davidson County DEEDWARR
Recvd: 02/26/07 14:05 2 pgs
Fees:13.00 Taxes:592.00
20070226-0023613

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Joann Cruthirds and Billie Jean Harden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of February, 2007.

Notary Public

John M. Wells
Notary Public at Large
Davidson County, Tennessee

My Commission Expires: 9/22/2007