WARRANTY DEED

G-VRE-07-4225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,262.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/13/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

KANDACE N. TOMES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 13, 2011

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Lynn Page	Mortgage Investors Group	
4225 Harding Pike #102	(NAME) 8320 East Walker Springs Lane Ste 200	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Knoxville, TN 37923	103-16-C-102 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAMONA RAMAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA LYNN PAGE, UNMARRIED, 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 Unit 102, WELLINGTON ARMS CONDOMINIUM, as shown on plat of record in Plat Book 5200, Page 316 and as established under Master Deed of record in Book 5721, Page 241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ramona Ramaker by Warranty Deed from Matthew Wilson, unmarried, recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105753, in the Register's Office of Davidson County, Tennessee. Ramona Ramaker has since married and said property is not his primary residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 316; Book 5721, page 241; Book 5740, page 897; Instrument Number 20001205-0119242; Book 5833, page 312; and Book 7692, page 861, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4225 Harding Pike #102, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of April, 2007.

Ramona Ramaker
Ramona Ramaker

Davidson County DEEDWARR
Recvd: 04/24/07 15:07 2 pgs
Fees:13.00 Taxes:518.97

20070424-0048954

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramona Ramaker, the within named bargainor, 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 the 10th day of April, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903