Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Catarina V. Blitz
Affiant

Subscribed and sworn to before me, this 27 day of April 2007.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 05/01/07 12:08 2 pgs
Fees:13.00 Taxes:712.25
20070501-0051740

Address of New Owner:	Send Tax Bills to:	Tax Information
Catarina V. Blitz 920 Beech Bend Dr. Nashville TN 37221-0000	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	156-02-0/118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian Wilcoxson and wife, Kacey Wilcoxson, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Catarina V. Blitz, an unmarried woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 618 on the plan of Harpeth Valley Park of record in Book 4860 page 111 and amended in Book 5051 page 89 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca O. Hicks by deed from Thomas Houston Flippin of record in Instrument number 20030605-0077799 in Register's Office for Davidson County, Tennessee. Rebecca O. Hicks having since conveyed her interest by Quitclaim Deed to Brian Wilcoxson and wife, Kacey Wilcoxson, of record in Instrument No. 20070425-0049319, Register's OFfice for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Harpeth Valley Park of record in Book 4860 Page 111 and amended in Book 5051 page 89, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 3857, page 858 and amended in Book 3866 page 656; Book 4148 page 696; Book 4226; Page 825; Book 4237 page 179; Book 5051 page 92; Book 5197 page 123 and Book 5228 page 718, Register's Office for County, Tennessee

This property is improved property known as 920 Beech Bend Dr., Nashville, Tennessee 37221-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of April, 2007.

Brian Wilcoxson

Kacey Wilcoxson

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 Brian Wilcoxson and Kacey Wilcoxson, 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 Brentwood, Tennessee, this 27 day of April, 2007.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1614