File Box 9B
First Title & Escrow Co.,Inc.
#26607

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/21/07 14:09 2 pgs
Fees:13.00 Taxes:2016.50

20070621-0074348

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 4-14-09

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Roddy	Mortgage Investors Group, LP	MAP 116080A
17 Washington Park	8320 E. Walker Springs Lane	PARCEL 017.00 CO
Nashville, TN 37205	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, **Mason Rudolph and wife, Carol G. Rudolph**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard M. Roddy and wife, Silvia Castaneda- Roddy**

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. 17 on the plan of Sugartree, Phase 1, of record in Book 4675, pages 141 and 142, as amended, Registers office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northwesterly margin of Washington Park, an access, parking, public sanitary sewer, and water easement, said point being the common front corner of Lots 17 ad 18; thence with the margin of said Washington Park, southwestwardly 35.00 feet to a point; thence westwardly around a curve, 39.27 feet to a point in the northeasterly margin of Concord Park Road, an access, public sanitary sewer, and water easement; thence with the margin of said Concord Park Road, northwestwardly 60.00 feet to a point; thence northwardly around a curve, 23.562 feet to a point in the southeasterly margin of an access, public sanitary sewer and water easement; thence with the margin of said easement; northeastwardly 45.00 feet to a point, said point being the common rear corner of Lots 17 and 18; thence with the line between Lots 17 and 18, southeastwardly 100.00 feet to the point of beginning.

Being the same property conveyed to Mason Rudolph and wife Carol G. Rudolph by warranty deed from J. Crispin Ashworth and wife Sarah Fleming Ashworth as of record in Book 8662, page 180, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **17 Washington Park, Nashville, TN 37205.**

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 the 15th day of June, 2007.

Mason Rudolph by Connie Allen atty in fact
Mason Rudolph, BY: Connie Allen

Carol G. Rudolph by Connie Allen atty in fact
Carol G. Rudolph, Connie Allen

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 Connie Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknow that she executed the within instrument on behalf of Carol G. Rudolph as her Attorney in Fact, as the free act and deed of the within named Carol G. Rudolph.

Witness my hand and official seal this the 15th day of June, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 **Connie Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Mason Rudolph**, as his Attorney in Fact, as the free act and deed of the within named **Mason Rudolph**.

Witness my hand and official seal this the 15th day of June, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN