Davidson County DEEDWARR
Recvd: 07/16/07 12:23 2 pgs
Fees:13.00 Taxes:366.30
20070716-0084296

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Jessica C Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 03/07/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jessica C. Petty	Mortgage Investors Group	Map 052
1134 Alandee Street	8320 E. Walker Springs Ln.	Group 13-0B
Nashville, TN 37214	Knoxville, TN 37923	Parcel 88

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 hereby acknowledged, we

Casey H. Emery and wife, Julia Emery f/k/a Julia A. Eason

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jessica C. Petty, unmarried

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:

BEING Lot/Unit No. 131, on the Condominium Site Plan of Phase II-C, Section 3, River Glen, a Planned Unit Development, of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Casey H. Emery and Julia A. Eason by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument 20030717-0100388, Register's Office for said County. The said Julia A. Eason is now known as Julia Emery.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6762, Page 208; Book 7566, Page 571; and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 18 and 19; and (3) Easement to Cross Properties of record in Book 7296, Page 484; Transmission Line Easement of record in Book 3961, Page 681 and Book 8069, Page 158; Flowage Easement of record in Book 2200, Page 119; and Water and Sewer Easements of record in Book 7061, Page 172 and Page 196 and Book 9523, Page 164 and Page 168, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1134 Alandee Street, Nashville, TN 37214

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 our hands this 12th day of July, 2007.

Casey H. Emery

Julia Emery

FILE BOX 45

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 Casey H. Emery and wife, Julia Emery f/k/a Julia A. Eason, 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 Nashville, Tennessee, this 12th day of July, 2007.

My Commission Expires: 03/07/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.