Davidson County DEEDWARR
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Fees:13.00 Taxes:573.50

20070717-0085033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Brenda R Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

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

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:
Brenda R. Hart	Mortgage Investors Group	Map 096
918 A Allen Road	8320 E. Walker Springs Ln	Group 13-0
Nashville, TN 37214	Knoxville, TN 37923	Parcel 212

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

Joseph J. Wright, Jr., unmarried

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

Brenda R. Hart, 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 No. 2, on the Plan of Twin Lawn Subdivision, Section Two, Resubdivision of Lot 18, of record in Plat Book 8250, Page 540, 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 Joseph J. Wright, Jr. by Quitclaim Deed from Iva J. Farrell, f/k/a Iva J. Wright, of record in Instrument 200004030033135, Register's Office for said County. See also deed of record in Book 9478, Page 307, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2903, Page 131, 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 8250, Page 540, 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 918 A Allen Road, 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 my hand this day of June 29, 2007

Joseph J. Wright, Jr.

FILE BOX 45

STATE OF KY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph J. Wright, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bowling Green, Ky., Kentucky, this 29 day of June, 2007.

My Commission Expires: 9/2007

Chonda Hendricks-White
Notary Public

CHONDA HENDRICKS
NOTARY
PUBLIC
STATE AT LARGE, KENTUCKY