This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N15189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $116,450.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2007.

Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristen Elaine McRary 209 Ridgeway Drive Nashville, TN 37214	Mortgage Investors Group 8320 E Walker Springs Lane Knoxville, TN 37923-3101	95-4-119

*Successor Trustee, Katherine Burnette Templeton Trust U/W dated 12/6/1988

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Templeton, * hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen Elaine McRary, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Map Eva-Mor-Heights, of record in Book 1424, Page 149, Register's Office of Davidson County, Tennessee.

Said Lot fronts 75 feet on the Easterly side of Ridgeway Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Katherine Burnette Templeton and Annette Burnette Tucker by deed from Kate P. Burnette, dated April 17, 1964, of record in Book 3710, Page 415, said Register's Office.

The said Katherine Burnette Templeton having deceased leaving a will of record in Book 171, Page 168, in the Circuit Court for Davidson County, Tennessee, Division 7--Probabe, Docket No 95543. Her one-half undivided interest being placed in the Katherine Burnette Trust U/W dated 12/6/1988, appointing Annette Burnette Tucker as Trustee. John D. Templeton was appointed as Substitute Trustee by Agreed Order dated July 14, 1993, in the Probate Court of Davidson County, Tennessee, Docket No. 95543.

The said, Annette Burnette Tucker having since deceased, and her one-half undivided interest was conveyed to John D. Templeton, Trustee under the Will of Katherine Burnette Templeton, deceased, and his successors in trust by deed from Amy W. Templeton, Executrix of the Estate of Annette Tucker, deceased, dated August 13, 1999, of record in Book 11633, Page 791, said Register's Office.

Being all of the same property conveyed to Morgan Stanley Dean Witter Trust FSB, Successor Trustee, Katherine Burnette Templeton Trust U/W dated 12/6/1988 by Quitclaim Deed from John D. Templeton, Trustee, under the will of Katherine Burnette Templeton, deceased, dated February 18, 2000, of record as Instrument No. 20000615-0059571, said Register's Office.

Being further conveyed to Amy Templeton, Successor Trustee, Katherine Burnette Templeton Trust U/W dated 12/6/1988 by Quitclaim Deed from Morgan Stanley Dean Witter Trust, FSB, Successor Trustee, Katherine Burnette Templeton Trust U/W dated 12/6/1988, dated July 21, 2002, of record as Instrument No. 20020702-0079636, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 209 Ridgeway Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of August, 2007.

Amy Templeton, Successor Trustee

Amy Templeton
Successor Trustee, Katherine Burnette Templeton Trust U/W dated 12/6/1988

Davidson County DEEDWARR
Recvd: 09/04/07 11:51 2 pgs
Fees:13.00 Taxes:430.87
20070904-0105754

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amy Templeton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Successor Trustee of the within named bargainor, a Trust, and that Amy Templeton as such Successor Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Amy Templeton as such Successor Trustee.

Witness my hand and official seal this 30th day of August, 2007.

My Commission Expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY