State of Tennessee
County of Wilson

This actual consideration or value – whichever is greater- is **$103,900.00.**

Affiant

Subscribed and sworn before me this 27th day of **August, 2007.**

Notary Public My Commission Expires: 9/17/07

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY TN

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Lonnie Caldwell **1201 Rock Creek Trace** **Whites Creek, TN 37189**	**1201 Rock Creek Trace** **Whites Creek, TN 37189**	**Mortgage Investors Group** **8320 E. Walker Springs Lane** **Whites Creek, TN 37189**

Map 49-16-A, Parcel 73

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL LOUIS MURRAY, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LONNIE CALDWELL, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Louis Murray, by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated 05/02/2007 of record in Instrument Number 20070507-0054489, Register's Office for said County.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 7900, page 46, and Amended in Book 9993, page 762, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 7777, page 162; Book 7777, page 180, Book 7843, page 791; Book 8023, page 692,Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/07/07 12:20 2 pgs
Fees:13.00 Taxes:384.43
20070907-0107613

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 27th day of August, 2007.

MICHAEL LOUIS MURRAY

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **MICHAEL LOUIS MURRAY,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 27th **day** of **AUGUST, 2007.**

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN