THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/11/07 10:46 2 pgs
Fees:13.00 Taxes:1179.56

20070911-0108897

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 $ 318,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/7/11

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul F. Shorkey	Mortgage Investors Group	MAP 104-11-0
2609 Essex Place	8320 E. Walker Springs Ln.	PARCEL 271
Nashville, TN 37212	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, **Joe T. Williams, Executor, and wife Rebecca J. Williams, Devisee and John R. Francis, Devisee** of the Estate of John M. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul F. Shorkey, 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record as in Plat Book 421, page 7, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John M. Francis and wife Jean G. Francis by Warranty Deed of record in Book 4580, page 536, Registers Office for Davidson County, Tennessee. The said Jean G. Francis having since died on or about October 28, 2000 leaving John M. Francis and the surviving tenant by the entirities. John M. Francis died testate on or about January 20, 2007. The Last Will and Testament of John M. Francis, being of record in the Chancery Court for Williamson County, Tennessee under Probate File P-07-4540, devised the subject property to his children, John R. Francis and Rebecca J. Williams.

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 **2609 Essex Place, Nashville, TN 37212.**

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 ____ hand( ) this the 7th day of September, 2007.

Joe T. Williams, Executor

Rebecca J. Williams, Devisee

John R. Francis, Devisee

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 **Joe T. Williams** the Executrix, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Executrix, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

PRISCILLA C. URBANEK 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 Rebecca J. Williams the Devisee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Devisee, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

PRISCILLA C. URBANEK 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 John R. Francis the Devisee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Devisee, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN