WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/07 12:49 2 pgs
Fees:13.00 Taxes:303.40

20071003-0117947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Laura A. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2007

SAMUEL PATRICK ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNT

Notary Public

MY COMMISSION EXPIRES: 1/24/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Carroll (NAME)	Mortgage Investors Group (NAME)	MAP 43-11
123 Larchmont Drive (ADDRESS)	8320 E. Walker Springs Lane,#200 (ADDRESS)	PARCEL 156.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, Rick Young and Renee Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Carroll

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. 16 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, Page 123, Register's Office for Davidson County, Tennessee, as shown on Second Revised Plan of said Subdivision, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rick Young and Renee Roberts by Warranty Deed dated January 31, 2007, from Mary Jane Johnson, of record by Instrument No. 20070205-0014807 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantors.

Charles O'Brien executed this instrument on behalf of Rick Young and Renee Roberts, pursuant to the Specific Power of Attorney which is of record by Instrument No. 200710030117946 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 123 Larchmont Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of September, 2007

Rick Young
By: Rick Young by Charles O'Brien Attorney-in-Fact
Charles O'Brien, Attorney-in-fact

Renee Roberts
By: Renee Roberts by Charles O'Brien Attorney-in-Fact
Charles O'Brien, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of September, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Charles O'Brien, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rick Young and Renee Roberts as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Rick Young and Renee Roberts.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of September, 2007.

Mary Birthright
Notary Public

My Commission Expires:

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007