39-B

THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

Affiant

Sworn to and subscribed before me this 2nd day of November, 2007.

Notary Public

My Commission Expires: 5-24-2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Justin R. Hall and Carrie M. Hall	215 Garrett Drive	Mortgage Investors Group	Map 107
215 Garrett Drive	Nashville, TN 37211	8320 E. Walker	Group 06-0
Nashville, TN 37211		Springs Ln, #200	Parcel 013
		Knoxville, TN 37923	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JESS S. SHEARIN (being one and the same person as Jess Shearin) and CAROLYN T. SHEARIN, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN R. HALL and CARRIE M. HALL, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 159 on the Plan of Caldwell Hall, Section One, Revised, as of record in Plat Book 2900, Pages 57-59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Jess Shearin by Warranty Deed dated December 14, 2001 from Barbara D. Floyd, unmarried, of record in Instrument No. 20011227-0142669, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2007 which have been prorated between the parties, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

This real property is also subject to those matters set forth on the Plan of record in Book

Davidson County DEEDWARR
Recvd: 11/05/07 12:54 2 pgs
Fees:13.00 Taxes:702.63
20071105-0130262

2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Carolyn T. Shearin joins in the execution of this Warranty Deed to convey any and all right, title and interest she may have in the subject property by virtue of her marriage to Grantor, Jess S. Shearin.

WITNESS our hands this the 2 day of November, 2007.

JESS S. SHEARIN

CAROLYN T. SHEARIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Jess S. Shearin and Carolyn T. Shearin, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 2 day of November, 2007.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009