WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

B-MIG-07-1004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Roberts	Mortgage Investors Group	
1004 McMahan Avenue	(NAME) 8320 East Walker Springs Lane, #200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville, TN 37923	61-11-89.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WAYNE RICHARD AND MARY JO RICHARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES E. ROBERTS AND WIFE, MABLE ALINE ROBERTS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 AND THE EAST ONE-HALF OF LOT 12 ON THE MAP OF A RE-SUBDIVISION OF LOT NOS. 11 TO 17 INCLUSIVE IN J. C. MCMAHON'S MAPLEWOOD TRACT, OF RECORD IN BOOK 547, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 11 AND PART OF LOT NO. 12 ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTH SIDE OF MCMAHAN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WAYNE RICHARD AND WIFE, MARY JO RICHARD BY WARRANTY DEED FROM BARBARA SUE GALBREATH, SUSAN GALBREATH SIMPSON AND MICHELLE GALBREATH GAW, RECORDED ON THE 29TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030429-0057436, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 144; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1004 McMahan Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 01/03/08 10:05 2 pgs
Fees:13.00 Taxes:444.00
20080103-0000540

Witness my/our hand(s) this 27th day of December, 2007.

Wayne Richard

Mary Jo Richard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Richard and Mary Jo Richard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL OF ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903