This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/08 12:31 4 pgs
Fees:23.00 Taxes:795.50
20080227-0019250

Jessica Talbott
State of Tennessee Notary Public
Davidson Co.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2008.

Notary Public

My Commission Expires: 5/24/08

Address New Owner:
H. Kenneth Kleespies
6808 Bridgewater Drive
Nashville, TN 37221

Send Tax Bill To:
Mortgage Investors Group
8320 E. Walker Springs Ln.
Knoxville, TN 37923

Map & Parcel:
126-16-0A-112.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Chad Barth and wife, Serah Barth f/k/a Serah Todd,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **H. Kenneth Kleespies and Peggy A. Kleespies,*** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

* husband + wife,

Land in Davidson County, Tennessee, being all of Lot No. 112, Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, as shown by plat appearing of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad Barth and Serah Todd by deed from The Craig Company, dated March 28, 2003, of record in Instrument No. 20030407-0045190, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

See Attached Exhibit "A"

This is improved property known as: 6808 Bridgewater Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of February, 2008.

Chad Barth

Serah Barth

Serah Barth f.k.a. Serah Todd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Chad Barth and Serah Barth f/k/a Serah Todd,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 26th day of February, 2008.

Linda J. Ott
Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2007 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters set forth in plan of record in Instrument No. 20011026-0117231 Register;s Office for Davidson County, Tennessee

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Jessica Talbott State of Tennessee Notary Public Davidson Co.

My Commission Expires: 05/24/2008

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