RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080300142

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/08 11:09 2 pgs
Fees:13.00 Taxes:582.75

20080319-0027696

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,500.00

Billie L. Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18 day of MARCH, 2008

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLIE L. FLOWERS	**MORTGAGE INVESTORS GROUP**	**062-00-0-002.00**
2533 PENNINGTON BEND ROAD	**8320 E. WALKER SPRINGS LANE, SUITE 200**	
NASHVILLE, TN 37214	**KNOXVILLE, TN 37923**	

FOR AND IN 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,

ESTATE OF JAMES H. PIRTLE AND PATSY MAI FLOWERS AND BETTY GAIL PIRTLE AS SOLE BENEFICIARIES

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

BILLIE L. FLOWERS, MARRIED

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. 2 on the Resubdivision of Lot 2, James H. Pirtle Sub., as shown on plat of record in Book 6200, page 166, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to James H. Pirtle and wife, Annie Mai Pirtle, by Deed from James L. Daugherty and wife, Minnie Thigpen Daugherty, dated 12-13-57 and recorded in Book 2707, page 44, Register's Office for Davidson County, Tennessee. The said Annie Mai Pirtle predeceased James H. Pirtle on or about May 17, 2006. The said James H. Pirtle having since died on or about April 14, 2007 leaving a will probated in Case No. 07P-1181, Probate Court for Davidson County, Tennessee naming Patsy Mai Flowers and Betty Gail Pirtle as sole heirs and Co-Executors of the Estate of James H. Pirtle.

Patsy Mai Flowers and Betty Gail Pirtle executes this instrument in their capacity as Co-Executors of the Estate of James H. Pirtle and individually as Beneficiaries.

Unimproved ( )
This is improved (X) property known as **2533 PENNINGTON BEND ROAD, NASHVILLE, TN 37214**
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 hands this 18th day of MARCH, 2008.

ESTATE OF JAMES H. PIRTLE

Patsy Mai Flowers Co-Executor
BY: PATSY MAI FLOWERS, CO-EXECUTOR

Patsy Mai Flowers Individual
PATSY MAI FLOWERS, INDIVIDUAL

Betty Gail Pirtle Co-Executor
BY: BETTY GAIL PIRTLE, CO-EXECUTOR

Betty Gail Pirtle, Individual
BETTY GAIL PIRTLE, INDIVIDUAL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ESTATE OF JAMES H. PIRTLE BY PATSY MAI FLOWERS, CO-EXECUTOR AND BENEFICIARY AND BETTY GAIL PIRTLE, CO-EXECUTOR AND BENEFICIARY the bargainor(s) 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 at Brentwood, Tennessee, this 18th day of MARCH, 2008.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2008, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____

_____
Notary Public