WARRANTY DEED

B-DP-08-306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Digney Moreno	Mortgage Investors Group	
306 Tampa Drive (ADDRESS)	(NAME) 8320 E. Walker Springs Lane, Suite 200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	133-16-94.00

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 HAROLD BESSEE AND RUBYE BESSEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIGNEY MORENO AND ROSA SUAREZ, 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 39, KENILWORTH ESTATES, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 149-150, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GARY D. ARMSTRONG AND MARY ARMSTRONG TO HAROLD AND RUBYE BESSEE AS RECORDED ON THE 6TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071106-0131094 AND WARRANTY DEED FROM RUBY VICK TO GARY D. ARMSTRONG AS RECORDED ON THE 17TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040817-0099344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 149, 150 AS SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 306 Tampa Drive, Nashville, Tennessee 37211
(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: 04/21/08 13:56 2 pgs
Fees:13.00 Taxes:403.30
20080421-0040498

Witness my/our hand(s) this 16th day of April, 2008.

Harold Bessee

Rubye Bessee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Bessee and Rubye Bessee, 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 16th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

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