Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Smith and wife, Edna Marie Smith 5260 Catspaw Drive Antioch, TN 37013	**Map - Parcel 183-05-OA-153.CO**	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 04/29/08 10:44 3 pgs
Fees:18.00 Taxes:703.00

20080429-0043580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **EC MAC, L.L.C.**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **JAMES SMITH and wife, EDNA MARIE SMITH** (collectively the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by the Grantee.

2. All matters on the plat of record in Book 9700, page 439, Register Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Book 5047, page 661 and Book 5047, page 656, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 8443, page 75, said Register's Office.

5. Stormwater Detention Agreement of record in Book 10010, page 50, said Register's Office.

This is improved property known as **5260 Catspaw Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantees' heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2008.

Notary Public

My Commission Expires: 7-19-08

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

Grantees assume responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 28th day of April, 2008.

EC MAC, L.L.C.
A Tennessee limited liability company

By: _____
Gwendolyn S. McAdams, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gwendolyn S. McAdams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member of EC MAC, L.L.C., a Tennessee liability company that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as sole member.

WITNESS my hand and seal at office in Brentwood, Tennessee this 28th day of April, 2008.

_____
Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being all of Lot 90, on the plan of Revision One, Phase Two, Section Five, October Woods, R10 Residential P.U.D., as shown on plat and survey of same appearing of record in Book 9700, page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to EC MAC., LLC by deed from Scott E. Dowdy and wife, Stephanie Dowdy, of record in Instrument No. 20070126-0011228, Register's Office for Davidson County, Tennessee.