Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2008.

Notary Public
My commission expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-0804-46028

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard M. Wynkoop, Sr. 4852 Peppertree Drive Antioch TN 37013	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	176-02-0 004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl H. Clay, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard M. Wynkoop, Sr., unmarried, hereinafter called the Grantees, their successors 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. 173, on the Plan of Revised Section One, Peppertree Forest, of record in Book 6900, Pages 973-975, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl H. Clay and Beth McGaughy, both unmarried by deed from Rudolf H. Borgs and wife, Wanda S. Matthews Borgs, dated November 21, 1997, recorded November 24, 1997, of record in Book 10694, Page 462, Register's Office for Davidson County, Tennessee. The said Beth Clay, f/k/a Beth McGaughy, died on September 11, 2006, leaving Carl H. Clay as the sole surviving tenant by the entirety. Carolyn Clay, wife of Carl H. Clay, joins in the execution of this instrument to convey any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4852 Peppertree Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/12/08 15:11 2 pgs
Fees:13.00 Taxes:406.63
20080512-0048967

WITNESS my hand this 9th day of May, 2008.

Carl H. Clay

Carolyn Clay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl H. Clay and Carolyn Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of May, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

J. ANDREW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON