WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 06/27/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/08 14:09 2 pgs
Fees:13.00 Taxes:505.98

20080702-0068518

JACKIE LAMPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 27, 2009

MAIL:

THIS INSTRUMENT WAS PREPARED BY:
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joni Coakley	Mortgage Investors Group	Map 074.08 Parcel 094.00
(NAME)	(NAME)	
318 Bonnavue Drive	8320 E. Walker Springs Ln. Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN37076	Knoxville, TN 37923	2008-0280
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lawrence E. McCarthy and wife, Rose Irene McCarthy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joni Coakley, an unmarried woman 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 683 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 683 fronts 74.9 feet on the northerly sid eof Bonnavue Drive and extends back 156.0 feet on the westerly line and 167.6 feet on the easterly line to a dead line in the rear, measuring 86.2 feet thereon.

Being the same property conveyed to Lawrence E. McCarthy and wife, Rose Irene McCarthy by warranty deed of F. E. Stratton, Jr., and wife, Bettie S. Stratton of record in Book 4204, page 27, conveyance dated January 2, 1968, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 County Tax a lien against said property but are not yet due and payable. Map 74.08 Parcel 094.00 Subject to all matters appearing on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office of Davidson County, Tennessee.

This property, known as 318 Bonnavue Drive, Hermitage, TN 37076
(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 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 my/our hand(s) this 25th DAY OF JUNE, 2008.

Lawrence E. McCarthy

Rose Irene McCarthy

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence E. McCarthy and Rose Irene McCarthy, with whom I am personally acquainted (or provided 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 25th of June, 2008.

Notary Public

My Commission Expires: 06/27/09

(SEAL) JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 27, 2009