WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michelle Florez	Mortgage Investors Group	Parcel ID:
257 Tanksley Avenue	8320 E. Walker Springs Lane, Suite 200	11914004500
Nashville, TN 37211	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

Elizabeth H. Vestal Moore and Kaye V. Clark Ellis, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michelle Florez and Gary D'Aquino

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. 26 of Block "D" on the Map of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the south margin of Tanksley Avenue at the corner of Lots Nos. 25 and 26; thence with the line between said lots, southerly 156.5 feet to the corner of said lots and of Lots Nos. 4 and 5; thence along the north line of Lot No. 4 westerly 75 feet to the corner of Lots Nos. 3, 4, 26, and 27; thence with the line between said Lots Nos. 26 and 27, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Elizabeth H. Vestal Moore and Kaye V. Clarke Ellis by deed from Elizabeth H. Vestal Moore, of record in Instrument 20070525-0062429, said Register's Office.

This conveyance is subject to 2008 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 257 Tanksley Avenue, Nashville, TN 37211

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 11th day of July, 2008.

Elizabeth H. Vestal Moore
Elizabeth H. Vestal Moore

Kaye V. Clarke Ellis
Kaye V. Clark Ellis

Davidson County DEEDWARR
Recvd: 07/17/08 13:40 2 pgs
Fees:13.00 Taxes:504.96

20080717-0073498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth H. Vestal Moore and Kaye V. Clark Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

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