Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July 2008.

Notary Public
My commission expires: 1/22/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Mina Ebrahim 705 Canoe Ridge Pointe Antioch, TN 37013	Mortgage Investors Group 8320 E. Walker Springs Ln Knoxville, TN 37923	173-04-0A 206.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chadd R. Charles and wife, Shannon H. Charles,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mina Ebrahim and wife, Marim Mejaly (a/k/a Marim Megaly),** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 206, PHASE TWO, OAK HIGHLANDS, a Planned Unit Development, as shown on plat of record in Instrument No. 199912130302267, 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 to Chadd R. Charles and wife, Shannon H. Charles by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, recorded on the 5th day of April, 2002 in Instrument No. 20020405-0041662, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 705 Canoe Ridge Pointe, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/23/08 13:22 2 pgs
Fees:13.00 Taxes:777.00
20080723-0075558

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 hand this the 14th day of July, 2008.

Chadd R. Charles

Shannon H. Charles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chadd R. Charles** and **Shannon H. Charles**, the bargainor(s), 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 at Franklin, Tennessee, this the 14th day of July, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008070877

My Commission Expires November 22, 2010