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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $140,000.00

Affiant

Subscribed and sworn before me this the 30th day of July, 2008.

Notary Public
My commission expires: 11/22/08

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/22/2008

Davidson County DEEDWARR
Recvd: 08/01/08 11:00 2 pgs
Fees:13.00 Taxes:518.00
20080801-0079080

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robin Spears 193 Becklea Drive Madison, TN 37115	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	43-10-93

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip Wieserman and wife, Cecilia Wieserman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robin Spears and husband, Keith Spears, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252, on the Plan of Madison Park, Section 8, of record in Book 4300, page 117, Register's Office for said County. Said, Lot No. 252 fronts 65 feet on the southerly margin of Becklea Drive and extends back between parallel lines 141 feet on the east line and 140.8 feet on the west line to a line in the rear measuring 65 feet thereon.

Being the same property conveyed to PHILIP WIESERMAN AND WIFE, CECILIA WIESERMAN, by deed from J.P. MORGAN MORTGAGE ACQUISITION CORP., of record as Instrument No. 20070910-0107873, dated August 23, 2007, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 193 Becklea Drive, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 30th day of July, 2008.

Philip Wieserman

Cecilia Wieserman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip Wieserman and Cecilia Wieserman, 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 and official seal this 30th day of July, 2008.

My commission expires: 09/25/10

Notary Public

