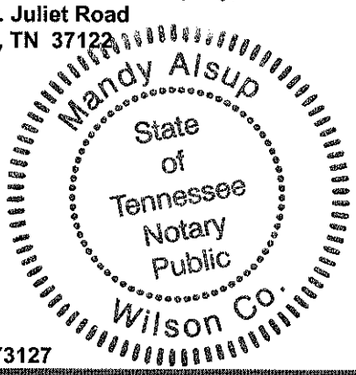
Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



06-0807-73127

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My commission expires: ~~02/24/08~~ 5/14/2011

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles St. John 8413 Gullett Drive Hermitage TN 37076	Mortgage Investors Group 8320 E. Walker Springs LN Knoxville TN 37923	075-07-0 001.00

Davidson County DEEDWARR
Recvd: 08/04/08 15:34 3 pgs
Fees:18.00 Taxes:499.50
20080804-0080227

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, Mattie F. Foubare, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles St. John, an unmarried man, 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. 244, on the Plan of Hermitage Estates, of record in Book 3300, Pages 70-71, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Francis M. Foubare and wife, Mattie F. Foubare by deed from M. T. Melvin and wife, Mary T. Melvin, dated November 10, 1964, recorded November 19, 1964, of record in Book 3834, Page 102, Register's Office for Davidson County, Tennessee. Francis M. Foubare became deceased on March 29, 1974.
>
> 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 8413 Gullett Drive, Hermitage, TN 37076

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.

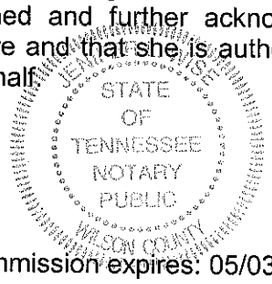
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of July, 2008.

Mattie F. Foubare, by Sharyl Faye Allen,
her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2008, personally appeared before me, the undersigned, a notary public for said county and state, Sharyl Faye Allen, with whom I am personally acquainted or who proved her identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the attorney in fact for Mattie F. Foubare and that she is authorized by Mattie F. Foubare to execute this instrument on her behalf.



Notary Public

My commission expires: 05/03/2010

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 04/15/2012

270600731