Davidson County DEEDWARR
Recvd: 08/11/08 12:47 2 pgs
Fees:13.00 Taxes:321.90

20080811-0082417

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$87,000.00** (Eighty Seven Thousand).

Justin Pearson
AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Justin Pearson 800 W Greenwood Avenue Nashville,TN 37206	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, Tennessee 37923	082-04-0-163.00

WARRANTY DEED

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, I/WE, **JEFFREY M. GRISSIM, TRUSTEE, with full authority to sell transfer and/or convey without the necessity of consent of beneficiaries,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JUSTIN PEARSON, UNMARRIED,** 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 TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 61, on the Plan of Thornby Place, as shown on plat of record in Plat Book 332, page 3, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 61 fronts 60 feet on the southerly side of West Greenwood and extends back between lines measuring 145.0 feet on the east line and 160.0 feet, more or less on the west line to a line in the rear, measuring 127.0 feet thereon.

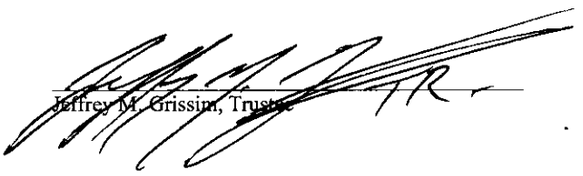
Being the same property conveyed to Jeffrey M. Grissim, Trustee in Instrument 20061024-0131760, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **800 W GREENWOOD AVENUE** **NASHVILLE,TN37206**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 30th day of July, 2008

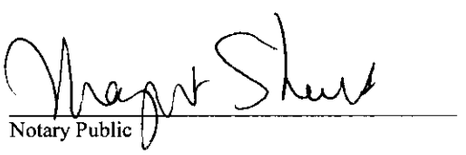


Jeffrey M. Grissim, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

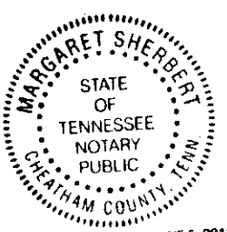
On this 30th day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Trustee,** and in his capacity as such **Trustee**, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of July, 2008.



Notary Public

Commission Expires: _____



My Commission Expires JUNE 5, 2011