03

Realty Title Box 48A

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 061060
PARCEL: 098.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:

Mortgage Investors Group
8320 East Walker Springs Lane Suite 200
Knoxville, TN 37923

Davidson County DEEDWARR
Recvd: 09/02/08 16:09 2 pgs
Fees:13.00 Taxes:434.75
20080902-0089908

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, 2008 between

The Estate of Edsel Ray Swatzell, Bette Carter, Executrix and Trustee
The Estate of Ronald E. Swatzell, Bette Carter, Conservator

hereinafter referred to as **Grantor**, and

Brent M. Scott, an unmarried man

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Resubdivision of part of Maplewood Heights, of record in Book 2854, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray Swatzell and wife, Louise R. Swatzell by deed from Charles L. Hendricks, of record in Book 3909, Page 385, Register's Office for Davidson County, Tennessee. Louise R. Swatzell having since died in December of 1989. Ray Swatzell conveyed his interest in subject property to Edsel Ray Swatzell by Quitclaim Deed of record in Instrument No. 20070711-0082575. Edsel Ray Swatzell then conveyed his interest back to Ray Swatzell by Quitclaim Deed of record in Instrument No. 20071204-0140527, said Register's Office.

Ray Swatzell died intestate leaving his sons, Ronald Edward Swatzell and E. Ray Swatzell his sole heirs at law. E. Ray Swatzell has since died testate leaving Bette Carter, Trustee of the Ray Swatzell Trust under Will dated May 19, 2003 as his sole devisee. Bette Carter was granted Letters Testamentary in the Matter of the Estate of E. Ray Swatzell, deceased, in the Chancery Court for Sumner County, Tennessee Probate Division Docket No. 2008P-194.

Bette Carter was appointed conservator of the person and estate of Ronald Edward Swatzell, an adult, and subject conveyance is made pursuant to the Order Approving Sale of Property in the Matter of Conservatorship for Ronald Edward Swatzell, respondent, an adult, in the Chancery Court for Sumner County, Tennessee Probate Division Docket No. 2009P-220.

E. Ray Swatzell and Edsel Ray Swatzell are one and the same person.

The Ray Swatzell Trust is a testamentary trust established by the Last Will and Testament of E. Ray Swatzell.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Bette Carter Executrix
Bette Carter, Executrix of the Estate of E. Ray Swatzell

Bette Carter Conservator
Bette Carter, Appointed Conservator for Ronald E. Swatzell

Bette Carter Trustee
Bette Carter, Trustee of the Ray Swatzell Trust under will dated May 19, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bette Carter, Executrix of the Estate of E. Ray Swatzell, Conservator for Ronald E. Swatzell and Trustee of the Ray Swatzell Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25TH day of August, 2008.

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary ~~Public~~ My Commission Expires: 11/15/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $117,500.00.

Affiant

Sworn to and subscribed before me, this 25TH day of August, 2008.

Notary ~~Public~~ My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY