RECORD AND RETURN TO: File Box "7"
Saturn and Mazer Title Services, Inc.
212 Third Avenue North
Nashville, TN 37201

This instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/22/08 10:59 3 pgs
Fees:18.00 Taxes:1073.00
20080922-0096247

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Dee Ann McClearen	Mortgage Investors Group	
6269 Palomar Court	8320 E. Walker Springs Lane	**172-10B-48-CO**
Nashville, TN 37211	Knoxville, TN 37923	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Elizabeth Sykes and husband, Ernest Sykes, Jr.** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Dee Ann McClearen**, married (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) No. 48, as shown on the map entitled the Plan of Christiansted Valley, Phase 2, Revision 1, of record as Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ELIZABETH SYKES AND HUSBAND, ERNEST SYKES, JR., by deed from PETE HARRIS D/B/A HARRIS HOMES, of record as Instrument No. 20020204-0015253, dated January 31, 2002, said Register's Office.
>
> This is improved property commonly known as: **6269 Palomar Court, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property;

and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property, including, without limitation, the following:

1. General or special taxes and assessments required to be paid in the year 2008 which have been prorated at closing and are assumed by Grantee.
2. All matters shown on the Plan of record as Instrument No. 20010209-0012854, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 19991221-030559 and Instrument No. 20000728-0074515, said Register's Office.
4. Stormwater Detention Agreement of record in Book 11628, page 8, said Register's Office.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 16th day of September, 2008.

Elizabeth Sykes

Elizabeth Sykes

Ernest Sykes, Jr.

Ernest Sykes, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Elizabeth Sykes**, the within named bargainors, 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, at office, this 16th day of September, 2008.

Notary Public
My commission expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Ernest Sykes, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2008.

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

Notary Public
My commission expires: 7/24/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $290,000.00.

Affiant

Sworn to and subscribed before me this
16th day of September, 2008.

Notary Public
My Commission Expires: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010