This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $197,500.00.

Affiant

Subscribed and sworn before me this the 22nd day of September, 2008.

Notary Public
My commission expires: 5/26/09

LISA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/24/08 09:21 2 pgs
Fees:13.00 Taxes:730.75
20080924-0097007

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christina M. Wood 4109 Russell Branch Ct Cane Ridge, TN 37013	Mortgage Investors Group 8320 East Walker Spring Lane Suite 200 Knoxville TN 37923	173-16A-267

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, Steven Dobnikar and Michele L. Dobnikar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christina M. Wood, an unmarried person , hereinafter called the Grantee, her 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(s) 31, as shown on the map entitled Hidden Creek, Phase 5, of record as Instrument No. 20060627-0076912, 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 STEVEN DOBNIKAR, A SINGLE MAN AND MICHELE COOPERIDER, A SINGLE WOMAN, by deed from BEAZER HOMES CORP. A TENNESSEE CORPORATION, of record as Instrument No. 20070911-0108774, dated September 4, 2007, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4109 Russell Branch Ct, Cane Ridge, TN 37013.

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, her 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 Grantee, her 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 22nd day of September, 2008.

Steven Dobnikar by his attorney in fact
Steven Dobnikar

Michele Dobnikar by her attorney in fact
Michele L. Dobnikar

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of September, 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael Rozenboom with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Dobnikar, by his Power of Attorney dated September 17, 2008, and who acknowledged that he executed the same as the free act and deed of Steven Dobnikar.

Witness my hand and official seal this 22nd day of September, 2008.

My Commission Expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of September 2008, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael Rozenboom with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michele Dobnikar, by her Power of Attorney dated September 19th, 2008, and who acknowledged that he executed the same as the free act and deed of Michele Dobnikar

Witness my hand and official seal this 22nd day of September, 2008

My Commission Expires:
11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY