WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

X Geraldine F. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Latosha Floyd	Mortgage Investors Group	Parcel ID:
239 Danyacrest Dr.	8320 East Walker Springs Lane; Ste	08507007800
Nashville, TN 37214	200 Knoxville, TN 37923	

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, we

Geraldine F. Garrett, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Latosha Floyd, a single woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 171 on the Plan of Stanford Country Club Estates, Section Three, as of record in Book 2900, Page 67, in the Register's Office for said County.

Said Lot No. 171 fronts 88 feet on the northerly side of Danyacrest Drive and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Glen W. Garrett and wife, Geraldine F. Garrett by deed from Wanda L. Mullins, now being Wanda L. McNish and husband, William Everett Frank McNish by and through Wanda L. Mullins McNish, Attorney in Fact, of record in Book 7843, Page 213, said Register's Office. The said Glen W. Garrett now being deceased.

This conveyance is subject to Restrictions of record in Book 3026, Page 310, said Register's Office.

This conveyance is subjec to: (1) 2008 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 2900, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 239 Danyacrest Dr., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 16th day of October, 2008.

Geraldine F. Garrett
Geraldine F. Garrett

Davidson County DEEDWARR
Recvd: 10/21/08 09:58 3 pgs
Fees:18.00 Taxes:666.00
20081021-0105430

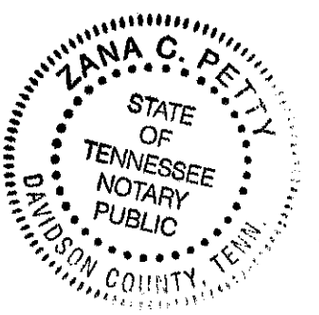
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine F. Garrett, 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 Nashville, Tennessee, this 16th day of October, 2008.

My Commission Expires: 11-22-10

Notary Public



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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

