WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Michael Combs** **349 Nesbitt Lane** **Madison, Tennessee 37115**	SEND TAX BILLS TO: Mortgage Investors Group 8320 E. Walther Springs Ln. Ste. 200 Knoxville, TN 37923	MAP-PARCEL NUMBERS: **04208009100**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

MARGARET SIMS, as Trustee under the 349 Nesbitt Lane Land Trust , with full authority to sell and convey

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

MICHAEL COMBS, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the plan of Heritage Village, Section Four, as shown on plat of record in Plat Book 6200, Page 137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Margaret Sims, as Trustee under the 349 Nesbitt Lane Land Trust, by warranty deed from Janice Anderson, a single woman, of record in Instrument No. 20081017-0104465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all plats of record, easements and restrictive covenants of record in Book 6414, Page 657, and other matters of record.

This is improved property known as **349 Nesbitt Lane, Madison, Tennessee 37115**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 24th day of October, 2008.

Davidson County DEEDWARR
Recvd: 10/28/08 15:07 2 pgs
Fees:13.00 Taxes:432.53
20081028-0107643

Margaret Sims as Trustee
MARGARET SIMS, as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARGARET SIMS, as Trustee, with full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 24th day of October, 2008.



NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $116,900.00.

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2008.



NOTARY PUBLIC

My Commission Expires: