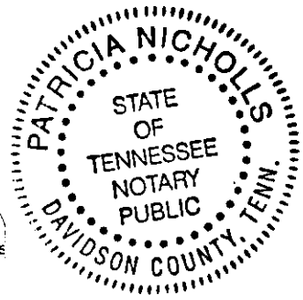
File No. 281200042

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/23/08 13:44 2 pgs
Fees:13.00 Taxes:297.85



20081223-0122408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Brady Bessinger	Mortgage Investors Group	06107005700
(NAME) 1007 Broadmoor Drive	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, , **Frances L. James, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William Brady Bessinger and Chelsea Leigh Woosley, husband and wife**, hereinafter called the Grantees, heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, Block H, Broadmoor, as shown on plat of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Earl Baxter James and wife, Frances L. James by Warranty Deed from Robert L. Burrus and wife, Shelia Norris Burrus, of record in Book 2294, Page 492, dated August 16, 1954 and filed for record on August 18, 1954, Register's Office for Davidson County, Tennessee.

The said Earl Baxter James having since passed away on February 18, 1991 devising subject property to Frances L. James.

This conveyance is subject to the following:
Subject to a Sewer Easement of record in Book 4139, Page 290, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 547, Page 174, Register's Office Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1007 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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, 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 19th day of December, 2008.

Frances L. James

STATE OF TNNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frances L. James, 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 19th day of December, 2008.

Commission expires: 06/03/12

Rebecca A. Dohoda Notary Public

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

File Number: 281200042

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129