Davidson County DEEDWARR
Recvd: 01/05/09 13:57 2 pgs
Fees:13.00 Taxes:406.63

20090105-0000772

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 110
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2008.

Notary Public
My commission expires: 11/7/12

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

05-0811-64428

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristian F. Bergsnes	MORTGAGE INVESTORS GROUP	53-14-0-103.00
1417 Pawnee Trail	8320 E. WALKER SPRINGS LN.	
Madison TN 37115	KNOXVILLE, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Irvin T. Castleberry, married, and Joann C. Carter, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristian F. Bergsnes, a single man, unmarried, hereinafter called the Grantees, their successors 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 the southeasterly 64 feet of Lot No. 10, on the Plan of Nawakwa Hills, of record in Book 843, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 10 fronts 64 feet on the northeasterly side of Pawnee Trail and runs back 250 feet on the southeasterly line and approximately 241.68 feet on the northwesterly line to a dead line, measuring 64 feet thereon.

Being the same property conveyed to I. A. Castleburry and wife, Mary F. Castleburry by deed from Robert R. Poe and wife, Sarah F. Poe, and Bert C. Ferguson and wife, Janelle M. Ferguson, dated April 6, 1964, recorded April 12, 1964, of record in Book 3923, Page 43, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to I. A. Castleburry and wife, Mary F. Castleburry each reserving a life estate, and Irvin T. Castleberry and Joann C. Carter by Quitclaim Deed from I. A. Castleburry and wife, Mary F. Castleburry, dated April 23, 1992, recorded April 24, 1992, of record in Book 8609, Page 844, Register's Office for Davidson County, Tennessee. I.A. Castleberry having since died on October 8, 1992. Mary Alice Castleberry having since died June 24, 2007.

I.A.Castleburry and Mary F. Castleburry are also known as I. A. Castleberry and Mary Castleberry and are one and the same persons.

Subject property is not the principal residence of the grantors nor grantors' spouses.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1417 Pawnee Trail, Madison, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of December, 2008.

Irvin T. Castleberry

Joann C. Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Irvin T. Castleberry and Joann C. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of December, 2008.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY