Davidson County DEEDWARR
Recvd: 01/08/09 14:41 2 pgs
Fees:13.00 Taxes:462.13
20090108-0002140

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2008.

Notary Public
MY COMMISSION EXPIRES: 9-19-09
File No. G8-6848D

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Cory W. Martin and Meagan L. Martin, husband and wife (NAME) | MORTGAGE INVESTORS GROUP (NAME) | 73-5-201 |
| 2600 Sandy Drive (STREET ADDRESS) | 8320 E. WALKER SPRINGS LN. (STREET ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | KNOXVILLE, TN 37923 (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 HEREBYACKNOWLEDGED, WE, **Mark Alan Richardson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory W. Martin and Meagan L. Martin, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of GIBSON HEIGHTS, as shown by plat of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 17 fronts 88 feet on the easterly side of Sandy Drive, and extends back between parallel lines 170 feet to a dead line, measuring 88 feet thereon.

BEING the same property conveyed to Mark Alan Richardson from Clyde E. Richardson, Jr., Executor of the Estate of Mary Jane Richardson, deceased, by Executor's Quitclaim Deed dated September 22, 2008, as Instrument No. 200809250097665, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2600 Sandy Drive, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 31st day of December, 2008.

Mark Alan Richardson

December 31, 2008
Date

STATE OF MISSOURI

COUNTY OF ST LOUIS }

CASSANDRA K. BANNON
Notary Public, State of Missouri
St. Louis County
Commission # 07422386
My Commission Expires June 17, 2011

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mark Alan Richardson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of December, 2008.

My Commission Expires: 6/17/11

Cassandra K Bannon
Notary Public

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of December, 2008.

My Commission Expires:_____

_____
Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**