WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
Elfrieda D. Bailey	Mortgage Investors Group	Parcel ID:
2921 Lyndale Drive	8320 E. Walker Springs Lane	06007003700
Nashville, TN 37207	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

James Thomas, Jr. and wife, Gloria Thomas

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

Elfrieda D. Bailey, 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. 127, on the Plan of Hillhurst Acres, Section Four, of record in Plat Book 2331, Page 136, and amended in Plat Book 2645, Page 502, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Thomas, Jr., unmarried, by deed from David Clarence Lane, Jr., unmarried, of record in Book 9707, Page 949, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 5314, Page 505, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 136, and amended in Book 2645, Page 502, said Register's Office; (3) Easement of record in Book 3983, Page 74, said Register's Office.

The said Gloria Thomas joins in this conveyance to convey any and all marital interest she may have in said property.

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 2921 Lyndale Drive, Nashville, TN 37207

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 31st day of March, 2009.

James Thomas, Jr.

Gloria Thomas

BILL GARRETT, Davidson County
Trans: T20090021907 DEEDWARR
Recvd: 04/02/09 13:49 2 pgs
Fees: 13.00 Taxes: 399.60

20090402-0029866

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 James Thomas, Jr., and wife, Gloria Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2009.

My Commission Expires: 11/7/12

Notary Public

