Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090026044 DEEDWARR
Recvd: 04/21/09 08:30 2 pgs
Fees:13.00 Taxes:424.02

20090421-0035825

B-ELAM-09-804

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,600.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2009.

M. L. Hickernell

Notary Public

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bruce	Mortgage Investors Group (NAME)	
804 Fall Court (ADDRESS)	8320 E Walkers Springs Ln #200 (ADDRESS)	
Antioch, TN 37013-4907 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	150-7-380.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL HERNANDEZ AND WIFE, JENIFER HERNANDEZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL BRUCE AND BRITTANY BRUCE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 361 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY SECTION 4B OF RECORD IN PLAT BOOK 6250, PAGE 496, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO US BANK, N.A. AS TRUSTEE BY DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT 200702070015952 ON 01/25/2007 AND FILED FOR RECORD ON 02/07/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TOMMY SIDWELL BY DEED FROM US BANK, NA OF RECORD IN INSTRUMENT 200708020091870 ON 07/26/2007 AND FILED FOR RECORD ON 08/02/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL HERNANDEZ AND WIFE, JENIFER HEMANDEZ BY DEED FROM TOMMY SIDWELL OF RECORD IN INSTRUMENT 200710010116383 ON 09/27/2007 AND FILED FOR RECORD ON 10/01/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 6250, PAGE 496; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 6582, PAGE 568; EASEMENT(S) AS SHOWN OF RECORD IN BOOK 5866, PAGE 45, BOOK 6631, PAGE 112, BOOK 6947, PAGE 288, AND BOOK 6947, PAGE 297, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF MICHAEL HERNANDEZ BY JENIFER HERNANDEZ, PURSUANT TO THE SPECIFIC POWER OF ATTORNEY EXECUTED BY THEM ON THE 13TH DAY OF APRIL 2009 OF RECORD IN INSTRUMENT NO. 20090421 0035824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )

This is improved (X) property, known as 804 Fall Court, Antioch, Tennessee 37013-4907
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of April, 2009.

Michael Hernandez by Hernandez II ATTY-in-fact

Michael Hernandez by Jenifer Hernandez, as Attorney-in-Fact

Hernandez II

~~Jenifer~~ Hernandez

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenifer Hernandez, the within named bargainor, 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 and official seal, this the 15th day of April, 2009.

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of April, 2009, before me personally appeared Jenifer Hernandez to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Hernandez and who acknowledged she executed the same as the free act and deed of the said Michael Hernandez.

Witness my hand and official seal, this the 15th day of April, 2009.

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~