Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
File No. 02-0904-46462

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $ 164,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2009

Notary Public
My commission expires: 09/25/10

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas A. Woodring 145 Bart Drive Antioch TN 37013	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN. KNOXVILLE, TN 37923	162-02-0-C-061.00

SPECIAL 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, FirstBank, a Tennessee banking corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicholas A. Woodring, 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:

BILL GARRETT, Davidson County
Trans:T20090026379 DEEDWARR
Recvd: 04/22/09 08:52 2 pgs
Fees:13.00 Taxes:606.80
20090422-0036298

Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of Spencer Hill, Section One, of record in Instrument No. 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to GJR Development, LLC by deed from Ezell-Harding Christian School, a Tennessee Corporation, dated February 23, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025276, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Classic Homes BOS, LP by deed from GJR Development, LLC, dated July 6, 2007, recorded July 10, 2007, of record in Instrument No. 20070710-0082044, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to FirstBank, a Tennessee banking corporation by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, dated August 4, 2008, recorded August 22, 2008, of record in Instrument No. 20080822-0086681, Register's Office for Davidson County, Tennessee.

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 145 Bart Drive, Antioch, TN 37013

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby

covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 20th day of April, 2009.

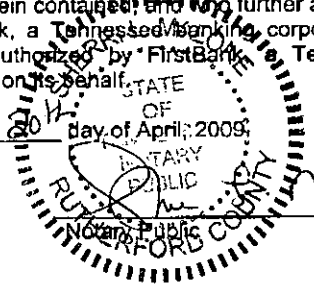
FirstBank, a Tennessee banking corporation,

By: Joey Allison
Its: Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joey Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of FirstBank, a Tennessee banking corporation, the within named bargainor, and that he is authorized by FirstBank, a Tennessee banking corporation, to execute this instrument on its behalf.

Witness my hand in office, this 20th day of April, 2009.



Notary Public

My Commission expires 9/7/10