(2)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $99,500.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2009.

Notary Public
My commission expires: 4-16-13

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelia Brown-Collier	Mortgage Investors Group	81-11-323
1722 16th Ave N	8320 East Walker Springs Lane	
Nashville, TN 37208	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jay Nelson and Patrick Webb, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shelia Brown-Collier and Ronnie L. Collier, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the North one-half of Lot No. 295 on the Map of D.T. McGavock and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to JAY NELSON AND PATRICK WEBB by Deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, dated August 21, 2008, of record as Instrument No. 20081114-0112503, Register's Office for Davidson County, Tennessee, as corrected by Instrument No. 20090505-0040812, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1722 16th Ave N, Nashville, TN 37208.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 1st day of May, 2009.

Jay Nelson

Patrick Webb

BILL GARRETT, Davidson County
Trans: T20090029506 DEEDWARR
Recvd: 05/05/09 08:23 2 pgs
Fees: 13.00 Taxes: 368.15

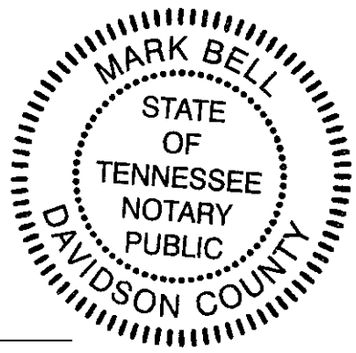
20090505-0040813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay Nelson and Patrick Webb, 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 and official seal this 1st day of May, 2009.

My commission expires:
11/7/12



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public