RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090035763 DEEDWARR
Recvd: 06/01/09 10:36 2 pgs
Fees:13.00 Taxes:994.93
20090601-0049981

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,900.00.

Affiant

Subscribed and sworn to me on May 29, 2009.

NOTARY PUBLIC

My Commission Expires: no expiry

DEREK DON CULLEN
Barrister and Solicitor
Notary Public for Manitoba
110 - 11th Street, Brandon
Manitoba, Canada R7A 6Y9

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian and Barbara Bequette 633 Hidden Acres Drive Madison, TN 37115	Mortgage Investors Group 8320 E Walker Spring Ln #200 Knoxville, TN 37923	062-00-0-082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TIMOTHY J. SANDERSON and SHAUNA L. SANDERSON, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BRIAN BEQUETTE and wife, BARBARA BEQUETTE**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Neeley's Bend Acres, Section 1, of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot fronts 133.5 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.8 feet to a dead line.

Being the same property conveyed to Timothy J. Sanderson and Shauna L. Sanderson, husband and wife, from Jerald Barnes and Lori D. Barnes, husband and wife, by Warranty Deed of record in Instrument No. 20080128-0008261, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. **All matters on the Plan of Neeley's Bend Acres, Section 1, of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee; and**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.**

This property is also known as improved property located at 633 Hidden Acres Drive, Nashville, TN 37115.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 27, 2009.

Timothy J. Sanderson

Shauna L. Sanderson

PROVINCE OF MANITOBA,
COUNTRY OF CANADA

On May 27, 2009, before me personally appeared Timothy J. Sanderson and wife, Shauna L. Sanderson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on May 27, 2009.

NOTARY PUBLIC

My Commission Expires: NO EXPIR

DEREK DON CULLEN
Barrister and Solicitor
Notary Public for Manitoba
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Manitoba, Canada R7A 6Y9