WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2009

Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

JENNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Maiden and Bennett, 1155 Halle Park Circle, Collierville, Tennessee 38017

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Knies	Mortgage Investors Group	128-06-0A-512.00.CO
(NAME)	(NAME)	
512 Stacy Square Terrace	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/ WE, Kristi L. Goforth HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Knies, Unmarried HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIR(S) AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 512, Lot 2A, in a Horizontal Property Regime as shown on the condominium site plan of Stacy Square II Condominium Apartments, as shown on plat of record in Plat Book 6250, Page 159, and as amended by Exhibit to Master Deed in Book 6497, Page 700, in the Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Grantor by Warranty Deed of record at Instrument No. 20070105-0002511, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens,assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stacy Square Townhomes II, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
Also made subject to subdivision restrictions, building lines and easements of record in Book 6250, Page 159; deed restrictions in Master Deed at Book 6497, Page 700 amended in Book 8117, Page 891; agreement to maintain road in Book 6391, Page 460; also subject to 2009 Taxes not yet due and payable.

Property Address: 512 Stacy Square Terrace, Nashville, TN 37221

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 possesses 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(s) this 29th day of May 2009

Kristi L. Goforth

BILL GARRETT, Davidson County
Trans:T20090036361 DEEDWARR
Recvd: 06/02/09 14:09 2 pgs
Fees:13.00 Taxes:577.20

20090602-0050761

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 Kristi L. Goforth

the bargainor(s), 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 at Memphis, Tennessee, this 1st day of May 2009.

Commission Expires 1-26-2010

RICHARD D. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
January 26, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his,her,their oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that he, she, they as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My Commission Expires _____

_____
Notary Public

Return To:

John T. Cook

2927 Berryhill Drive

Nashville, TN 37204

(615)385-5502