This instrument is being executed pursuant to A Power of Attorney of record in Instrument No. 200 90608 0052651, Register's Office for Davidson County, Tennessee.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$127,000.00
|Manuel Vera
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS
|29 DAY OF May, 2009.
|Donna C. Pion
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel and Francisca G. Vera 8116 Bonnafair Drive Hermitage, TN 37076	Mortgage Investors Grp. 8320 E. Walker Springs Ln. Knoxville, TN 37923	Map 74.04 Parcel 30

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hollis R. Flanagan and wife, Janet F. Flanagan by and through Hollis R. Flanagan Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Manuel Vera and wife, Francisca G. Vera

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 8678, Page 479, ID# 74.04-30, being known and designated as Lot 3, Hermitage Hills, Section Twelve, Filed in Plat Book 4675, Page 125 recorded 07/09/74, which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hollis R. Flanagan and wife, Janet F. Flanagan by deed from Matthew Smith-Co-Trustee dated July 26, 2007 of record in Instrument Number 20070802-0091970, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the grantors.

This conveyance is made subject to the following:

1) 2009 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4820, Page 611, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **8116 Bonnafair Drive, Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 Our hand(s) this 29 day of May, 2009.

Hollis R. Flanagan

Janet F. Flanagan by Hollis R. Flanagan Atty-in-Fact

BILL GARRETT, Davidson County
Trans: T20090037832 DEEDWARR
Recvd: 06/08/09 09:07 2 pgs
Fees: 13.00 Taxes: 469.90

20090608-0052652

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hollis R. Flanagan and wife, Janet F. Flanagan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Hollis R. Flanagan, Attorney-in-Fact for Janet F. Flanagan, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Janet F. Flanagan for the purposes therein contained.

WITNESS my hand and official seal this 29th day of May, 2009

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076