BILL GARRETT, Davidson County
Trans: T20090038370 DEEDWARR
Recvd: 06/09/09 12:44 2 pgs
Fees: 13.00 Taxes: 710.40

20090609-0053503

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2009.

Notary Public
My commission expires: 11-22-10

02-0905-46546

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kyle Hurlbut	Mortgage Investors Group	083-05-0-106.00
1013 West Eastland Avenue	8320 East Walker Springs Lane	
Nashville TN 37206	Ste. 200	
	Knoxville, TN 37923	

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, Erika A. Hoffman and husband, Gerald A. Hoffman II, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kyle Hurlbut, an unmarried man and Greggory Hurlbut, a married man, 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:

Land in Davidson County, Tennessee, being Lot No. 26, Block "E", on the Plan of Eastwood Addition, Dr. E.T. Brown's Re-subdivision of The Stratton and Seymour and L.T. Baxter Lands, of record in Book 332, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erika A. Hoffman by deed from Fred Manley and wife, Ruby C. Manley, dated December 11, 2002, Recorded December 13, 2002 of record in Instrument No. 20021213-0154139, 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 1013 West Eastland Avenue, Nashville, TN 37206

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. 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 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 9th day of June, 2009.

Erika A. Hoffman

Gerald A. Hoffman II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erika A. Hoffman and Gerald A. Hoffman II, 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 in Brentwood, TN, this 9th day of June, 2009.

State of Tennessee at Large

My Commission expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON