Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 26th day of May, 2009.

Diane K. Mann
Notary Public
My Commission Expires: ~~04/06/13~~ 2/11/15

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

09-0143

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martha Coleman	MORTGAGE INVESTORS GRP	095-10-0
520 Wanda Drive	8320 E. WALKER SPRINGS	069.00
Nashville, TN 37210	LANE, #200	
	KNOXVILLE, TN 37923	

WARRANTY DEED

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, I, **Frances Dew, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martha Coleman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Elm Hill Acres Subdivision, Section II, of record in Book 2331, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oliver Lafayette Dew and wife, Frances Dew, by deed from Elm Hill Homes, Inc., dated May 16, 1956, recorded in Book 2539, Page 47, said Register's Office. Subsequently Oliver Lafayette Dew died and Frances Dew being now vested with title as surviving tenant by the entireties.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **520 Wanda Drive, Nashville, TN 37210.**

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.

BILL GARRETT, Davidson County
Trans:T20090039319 DEEDWARR
Recvd: 06/12/09 14:06 2 pgs
Fees:13.00 Taxes:416.25
20090612-0054874

Witness my hand this 26th day of May, 2009.

Frances Dew By Karen Dew Conatser Attorney in fact
Frances Dew, by Karen Dew Conatser, her
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Karen Dew Conatser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Edith Frances Dew (one and the same as Frances Dew)** and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 26th day of May, 2009.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 04/06/13

