29060078

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County	DEEDWARR
Recvd: 06/26/09 14:45	3 pgs
Fees:18.00 Taxes:562.03	
20090626-0059757	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***151,900.00.

Affiant

Subscribed and sworn to before me this 19 day of June, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

James A. Kennedy
5824 Murphywood Crossing
Antioch, Tennessee 37013

SEND TAX BILLS TO

Mortgage Investors Group
8320 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

MAP & PARCEL NOS.

MAP 164-13-0
PARCEL 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand Nine Hundred and 00/100 Dollars ($***151,900.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Peter J.H. Nielson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto James A. Kennedy and wife, Mar'cia D. Kennedy, (hereinafter called the "GRANTEE"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 229 as shown on the Plan of First Revision of Asheford Crossing, Section Two, of record in Plat Book 9700, page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Peter J.H. Nielson, unmarried, by Warranty Deed dated September 15, 2004, from Dale Parker, Jr., unmarried, of record as Instrument No. 20040917-0112066 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5824 Murphywood Crossing, Antioch, Tennessee 37013.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of First Revision of Asheford Crossing Section Two, of record in Book 9700, page 171, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19 day of June, 2009.

Peter J.H. Nielson

Peter J.H. Nielson

By: Keith Merrill

Keith Merrill, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith Merrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Peter J. H. Nielson and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Peter J.H. Nielson.

WITNESS my hand and official seal this 19 day of June, 2009.

Mitchell A Watts

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

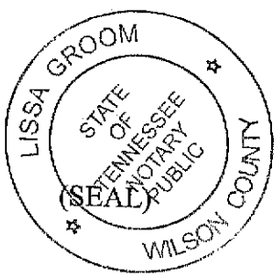
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

270600731