WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of July, 2009, by and between **NEDRA ANDERSON**, party of the first part, and

MICHAEL D. JOHNSON, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good an valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, and without the corporate limits of any municipality, being Lot No. 363, Village Three Summerfield, as shown on plat of record in Instrument 20001006-0099706, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Nedra Anderson, unmarried by Warranty Deed from Cendant Mobility Financial Corporation a Delaware Corporation of record in Instrument 20070612-0070326, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, her heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for County of DAVIDSON realty taxes for the year 2009, and subdivision restrictions, building lines and easements of record in Instrument No. 20001006-0099706 in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20090048251 DEEDWARR
Recvd: 07/17/09 10:20 3 pgs
Fees:18.00 Taxes:619.75
20090717-0067068

Nedra Anderson

NEDRA ANDERSON

STATE OF North Carolina

COUNTY OF Forsyth

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **NEDRA ANDERSON**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 13th day of February, 2009.

Melissa A. McPherson / Melissa A. McPherson

Notary Public

My commission expires: July 17, 2013

MELISSA A. McPHERSON NOTARY PUBLIC MY COMMISSION EXPIRES JULY 17, 2013 FORSYTH COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 167,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of July, 2009.

Michelle Reynolds

Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Property Address: **3609 BENTFIELD DRIVE, ANTIOCH, TN 37013**

Tax Parcel Number: 164-10-0A-175.00 CO

Name and address of property owner and mail tax bills to:

Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

Name & Address of Property Owner:

Michael D. Johnson
3609 Bentfield Drive
Antioch, TN 37013

This instrument was prepared by, and after recording, return to:

Cumberland Title
1604 Westgate Circle
Brentwood, TN 37027