Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2009.

Notary Public
My commission expires:

C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167 VT090700 L37

03-0907-36077

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark R. Chambers 1610 Russell Street Nashville TN 37206	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN. 37923	83-14-0-104

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, Norma Facio de Merrill and Carlos Antonio Rubino-Guillen, Norma Facio de Merrill a 75% undivided interest and Carlos Antonio Rubin-Guillen, a 25% undivided interest, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark R. Chambers, unmarried, 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. 50, on the Plan of Lindsley's Subdivision of the Chadwell Tract, of record in Plan Book 2, Page 24, Chancery Court at Nashville.

Said Lot No. 50 fronts 50 feet on the southerly side of Russell, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Norma Facio de Merrill, as to a 75% undivided interest, and Carlos Antonio Rubino-Guillen, as to a 25% undivided interest, by deed from Glen Young, dated July 11, 2005, recorded July 12, 2005 in Instrument No. 20050712-0080698, 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 1610 Russell Street, 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.

BILL GARRETT, Davidson County
Trans:T20090051876 DEEDWARR
Recvd: 07/31/09 13:14 2 pgs
Fees:13.00 Taxes:1302.40
20090731-0071832

WITNESS my hand this 30th day of July, 2009.

Norma Facio de Merrill

Carlos Antonio Rubino-Guillen by Atty in fact
Carlos Antonio Rubino-Guillen
By: Shane Merrill-Facio, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norma Facio de Merrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of July, 2009.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13

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 Shane Merrill-Facio, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Carlos Antonio Rubien-Guillen, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 30th day of July 2009.

Notary Public

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

My Commission Expires: 2/11/13