290700017

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $129,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

B-BR-09-2120

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM SWEENEY	Mortgage Investors Grp.	
2120 LEBANON PIKE	(NAME) 8320 E Walker Springs Lane	
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS) Knoxville, TN. 37923	095050B02000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMES D. URQUHART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIM SWEENEY, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 20, PHASE 1, AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE EASTHAVEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20010806-0083543, AS AMENDED IN INSTRUMENT NO. 20020709-0082357 AND FURTHER AMENDED IN INSTRUMENT NO. 200310070147961 TO ESTABLISH PHASE LINE FOR PHASE 1, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND ACCURATE LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMES D. URQUHART BY DEED FROM YORK CONSTRUCTION, LLC OF RECORD IN INSTRUMENT 20021219015668l ON 12/17/2002 AND FILED FOR RECORD ON 12/19/2002, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN INSTRUMENT 200108060083543, INSTRUMENT 200207090082357, AND INSTRUMENT 200310070147961; EASEMENT(S) AS SHOWN OF RECORD IN BOOK 1163, PAGE 638, BOOK 1207, PAGE 513, INSTRUMENT 200310070147962, AND INSTRUMENT 200403190031672, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

JAMES D. URQUHART IS MARRIED. HIS WIFE, KAMI URQUHART, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2120 LEBANON PIKE, NASHVILLE, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/06/09 12:34 3 pgs
Fees:18.00 Taxes:477.30
20090806-0073980

Witness my/our hand(s) this 28th day of July, 2009.

James D. Urquhart

Kami Urquhart

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPREARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, JAMES D.URQUHART AND KAMI URQUHART, THE WITHIN NAMED BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED (or proved to me on the basis of satisfactory evidence), AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICAL SEAL, THIS THE 28TH DAY OF JULY 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.