WARRANTY DEED

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-TRA-09-1017

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August 2009.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

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
Richard A. Stickley	Mortgage Investors Group	
1017 Briley Parkway	8320 E. Walker Springs Lane	
Nashville, TN 37217	Knoxville, TN 37923	10714016400
(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 SHERRY J. RADER, MARRIED AND BARBARA J. FORD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD A. STICKLEY, 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:

THE FOLLOWING REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEING LOT NO. 95 ON THE MAP OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 95 FRONTS 70 FEET ON THE WEST SIDE OF MCGAVOCK PIKE AND RUNS BACK BETWEEN PARALLEL LINES 143 FEET TO A DEAD LINE.

THE ABOVE-DESCRIBED HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF EITHER GRANTOR NAMED HEREIN.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SHERRY J. RADER AND BARBARA J. FORD, PERSONAL REPRESENTATIVES TO SHERRY J. RADER AND BARBARA J. FORD AS RECORDED ON THE 9TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080909-0092376; AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 22ND DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031222-0181489 AND WARRANTY DEED FROM MAYLAND LOUIS COURSEY AND WIFE, LAURA WILDER COURSEY TO LOUIS ALBERT WILLS AND WIFE, ETHEL LILLIAN WILLS AS RECORDED ON THE 25TH DAY OF OCTOBER, 1949 IN BOOK 1762, PAGE 249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1424, PAGE 94; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Power of Attorney of record in Instrument 20090811007559?, said Register's Office.

unimproved ( )

This is improved (X) property, known as 1017 Briley Parkway, Nashville, Tennessee 37217

(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.

BILL GARRETT, Davidson County
Trans:T20090054838 DEEDWARR
Recvd: 08/11/09 13:44 2 pgs
Fees:13.00 Taxes:229.40

20090811-0075598

Witness my/our hand(s) this 10th day of August, 2009.

Sherry J. Rader by Barbara J. Ford attorney-in-fact
Sherry J. Rader by Barbara J. Ford as Attorney In Fact

Barbara J. Ford
Barbara J. Ford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara J. Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of August 2009.

Notary Public

My Commission Expires: 7-24-10
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Barbara J. Ford to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sherry J. Rader, and who acknowledged she executed the same as the free act and deed of the said Sherry J. Rader.

Witness my hand and official seal, this the 10 day of August 2009.

Notary Public

My Commission Expires: 7-24-10
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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