(1)

ADDRESS NEW OWNER:
Leigh Anna Jones

1112 Riverside Drive
Nashville, TN 37216

SEND TAX BILL TO:
MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LN.
KNOXVILLE, TN 37923

MAP & PARCEL NOS.:
08303017000

BILL GARRETT, Davidson County
Trans:T20090058386 DEEDWARR
Recvd: 08/26/09 08:43 2 pgs
Fees:13.00 Taxes:545.75
20090826-0080183

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Karyn F. Henley and Ralph D. Henley, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Leigh Anna Jones, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as being Lot No. 6 in the G.W. Carver's unrecorded subdivision of Lots Nos 18, 19 and parts of Lots Nos. 20, 21, 22, 23, 8 and 9 of W.S. Ashworth's Resubdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, bounded and described as follows: Beginning at the southwest corner of Riverside Drive and Greenwood, formerly Greenway Avenue; thence, with the southerly margin of Greenwood Avenue, westerly 197 feet to the easterly margin of the Lewisburg and northern railroad, right-of-way; thence with the easterly margin of said right-of-way in a southeasterly direction 70 feet to the corner of Lots 6 and 7; thence, with the line between said two lots, eastwardly 145 feet, more or less, to the westerly margin of Riverside Drive; thence with the westerly a margin of said drive, northerly 50 feet to the point of beginning.

Being the same property conveyed to Karyn F. Henley and Ralph D. Henley, wife and husband as joint tenants, from Heath A. Henley and wife, Mary Ellen Henley, by Warranty Deed recorded on October 2, 2008, in Instrument No. 20081002-0100038, Register's Office for Davidson County, Tennessee

This is property with a common address of 1112 Riverside Drive, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Plat Book 161, Page 53, said Register's office and all matters therein; 3) Easement of record in Book 7244, Page 836, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $147,500.00.

Karyn F. Henley
Affiant

Subscribed and sworn before me this 24th day of August, 2009.

My Commission Expires: 5-6-2013

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **August, 2009**.

Karyn F. Henley

Ralph D. Henley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Karyn F. Henley and Ralph D. Henley, wife and husband** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **24th** day of **August, 2009**.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 0908-273