This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/11/09 15:25 3 pgs
Fees:18.00 Taxes:330.78
20090911-0085321

**ADDRESS NEW OWNER:**

Larry Davis, Jr.
2112 Jones Avenue
Nashville, TN 37207

**SEND TAX BILL:**

Mortgage Investors Group
4300 Sidco Drive, Ste. 201
Nashville, TN 37204

**MORTGAGEE:**
Mortgage Investors Group
4300 Sidco Drive, Ste. 201
Nashville, TN 37204

**MAP AND PARCEL:**

071-04-0-199.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carter Bolling, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Larry Davis, Jr., unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly part of Lot(s) 144, as shown on the map entitled Joywood Heights, Section I, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 144 fronts 52.1 feet on the westerly side of Jones Avenue and extends back between parallel lines, 150 feet to the easterly margin of Lot No. 165, measuring 52 feet thereon.
>
> Being the same property conveyed to Carter Bolling, by deed from National City Bank, by Home Loan Services, Inc., of record in Instrument No. 20081029-0107776, dated October 21, 2008, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2112 Jones Avenue, Nashville, TN 37207.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of September, 2009.

Carter Bolling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Carter Bolling, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of September, 2009.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $89,400.00.

**AFFIANT**

Subscribed and sworn to before me
this 11th day of September, 2009.

**NOTARY PUBLIC**

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAV
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012