PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50186
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brittany McCullough 4457 South Trace Boulevard Old Hickory, Tennessee 37138	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 06312003800

BILL GARRETT, Davidson County
Trans:T20090064395 DEEDWARR
Recvd: 09/21/09 13:54 2 pgs
Fees:13.00 Taxes:536.50
20090921-0087821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Thagard, Executor, under the will of Donald R. Thagard of record in Doc. No. 09P-997 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brittany McCullough** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Southfork, Section Two of record in Book 6250, page 386, Register's Office for said County.

Said Lot No. 43 fronts 71.00 feet on the southerly margin of South Trace Boulevard and extends back 133.97 feet on the westerly line and 131.05 feet on the easterly line to a dead line in the rear, measuring 71.06 feet thereon.

Being the same property conveyed to Donald R. Thagard and wife, Anne W. Thagard by warranty deed from Edward C. Haley and wife, Martha F. Haley, dated Nov. 17, 2004 and recorded on Nov. 18, 2004 of record in Doc. No. 20041118-0138765, Register's Office for Davidson County, Tennessee. The said Donald R. Thagard and Anne W. Thagard have since died, with Anne W. Thagard predeceasing Donald R. Thagard. The will of Donald R. Thagard, of record in Docket No. 09P997, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Charles W. Thagard, Executor, with full power.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 386 , said Register's Office, which Plan shows a 35 foot minimum building set back line from South Trace Boulevard and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as: 4457 South Trace Boulevard, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2009.

Charles W. Thagard , Executor

State of TENNESSEE
County of DAVIDSON

On this 18th day of September, 2009 , before me the undersigned authority, personally appeared Charles W. Thagard,, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn and subscribed before me this the 18th day of September, 2009

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**