BILL GARRETT, Davidson County
Trans: T20090065489 DEEDWARR
Recvd: 09/25/09 10:27 2 pgs
Fees: 13.00 Taxes: 436.23
20090925-0089223

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009090013

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT0909 00766

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $117,900.00

Sworn to and subscribed before me this 23rd day of September, 2009.

Affiant

Notary Public

CARLA VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Address of New Owner:

Charles W. Phillips, Jr.
428 Cedarview Drive
Nashville, TN 37211

Send Tax Bills to:

Mortgage Investors Group
~~New Owner~~
8320 E. Walker Springs Lane
Knoxville, TN. 37923

Map-Parcel Numbers:

162-130-135.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Matthew Toth , and wife, Ann Janette Toth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Phillips, Jr.**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Section One, Dreamland Estates Southeast, of record in Book 5200, pages 646 and 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to R. Matthew Toth by deed from Danny Martinez and wife Kristina Martinez of record in Instrument 200603010023675, Register's Office for Davidson County, Tennessee, dated February 27, 2006.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **428 Cedarview Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 23rd day of September, 2009.

R. Matthew Toth

Ann Janette Toth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, R. Matthew Toth and Ann Janette Toth the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2009.

Notary Public

