Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1241

Davidson County DEEDWARR
Recvd: 09/28/09 15:22 3 pgs
Fees:18.00 Taxes:906.50
20090928-0090013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Akos Ledeczi and Julia Kamasz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Vernon and wife, Marilyn P. Vernon**, 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. 15 on the Revised Plan of Hanover Park of Sheffield, of record in Book 9700, Page 154-156, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Akos Ledeczi and wife, Julia Kamasz by deed from Beazer Home Corp. dba Phillips Builders dated January 29, 1998 of record in Book 10774, Page 407, Register's Office for Davidson County, Tennessee. Said Akos Ledeczi and Julia Kamasz obtained a judical divorce of their marriage in Hungary, in November of 2002. Julia Kamasz, is unmarried has been ocupping the subject property as her personal residence. Akos Ledeczi has remarried, however the subject property has not been occupied by, or a residence of, Akos Ledeczi and his spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7533 River Fork Drive, Nashville TN, 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2009.

Akos Ledeczi

Julia Kamasz

State of Tennessee)
County of Davidson)

On this 21st day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Akos Ledeczi and Julia Kamasz, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of September, 2009.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
James D. Vernon
7533 River Fork Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LANE
SUITE 200
KNOXVILLE, TN 37923

TAX MAP-PARCEL #:
141-14-A-150CO

Certificate of Authenticity

I, Jennifer Chandler Cole, 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 according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole 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: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE