WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Holly A. Thompson	Mortgage Investors Group	Parcel ID:
316 Michael Drive	8320 E. Walker Springs Lane	095080140 0
Nashville, TN 37214	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Towne Creek Properties, LLC f/k/a MLB Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Holly A. Thompson, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 40, on the Plan of Woodberry Park, of record in Plat Book 2133, Pages 117 and 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to MLB Properties, LLC by deed from Bradley Lawrence and wife, Lisa Lawrence, a married couple, of record in Instrument 20061228-0160088, Register's Office for said County. The said MLB Properties, LLC now being dissolved and is now known as Towne Creek Properties, LLC.

This conveyance is subject to Restrictions of record in Book 2297, Page 194, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 117 and 118, said Register's Office; (3) TVA Easement of record in Book 1163, Page 663, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 316 Michael Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 30th day of September, 2009.

Towne Creek Properties, LLC, f/k/a MLB Properties, LLC

BY:

Melvin B. Thompson, Single Member

BILL GARRETT, Davidson County
Trans: T20090066750 DEEDWARR
Recvd: 10/01/09 10:26 2 pgs
Fees: 13.00 Taxes: 394.05

20091001-0091091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melvin B. Thompson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Single Member respectively of Towne Creek Properties, LLC f/k/a MLB Properties, LLC, the within named bargainer, and limited liability company, and that he as such Single Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2009.

My Commission Expires: 11-22-10

Notary Public

