WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: 05/03/2010 (AFFIX SEAL)

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 10/15/09 14:54 3 pgs
Fees:18.00 Taxes:382.95
20091015-0095652

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Watney	Mortgage Investors Group	Map & Parcel No. 173.01-0-023.00
(NAME)	(NAME)	
261 Cedarcreek Drive	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Susan Joy Canady, a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel Watney a married 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 100, on the Plan of Cedarwood Estates, Section Two, as shown on survey and plat of same appearing of record in Plat Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Susan Joy Canady by Cash Deed for Tennessee from Alphonso Jacks, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20080410-0036201, conveyance dated March 31, 2008, Register's Office of Davidson County, Tennessee.

Joshua P. Canady, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Restrictive covenants of record in Book 4963, page 42, Register's Office for Davidson County, Tennessee. Subject to all matters appearing on plat of record in Plat Book 4860, page 58, Register's Office of Davidson County, Tennessee.

This property, known as 261 Cedarcreek Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 12TH DAY OF OCTOBER, 2009.

Susan Joy Canady by Yvette Meldrum her attorney in fact

Susan Joy Canady by and through Attorney in Fact Yvette Meldrum

Joshua P. Canady by Yvette Meldrum his attorney in fact

Joshua P. Canady by and through Attorney in Fact Yvette Meldrum

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Susan Joy Canady and Joshua P. Canady, 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 foregoing instrument on behalf of and as Attorney-in-Fact for the said Susan Joy Canady and Joshua P. Canady, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, page _____, Register's Office of Williamson County, Tennessee.

20091015-0095651

Witness my hand and official seal, this the 12th day of October, 2009.

Notary Public My Commission Expires: 6-19-12

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011