BILL GARRETT, Davidson County
Trans:T20090073912 DEEDWARR
Recvd: 10/30/09 11:32 2 pgs
Fees:13.00 Taxes:495.43

20091030-0100311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $133,900.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2009.

Notary Public

My Commission Expires: 11-14-09

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Travis Davis 5161 Brookstone Court Antioch, TN 37013	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	176-05-A-147.00CO

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 is hereby acknowledged, I, MARY E. STAMPER, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto TRAVIS DAVIS, UNMARRIED MAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book 9700, Page 952, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary E. Stamper, unmarried by Warranty Deed from Kenneth Troy Stone and wife, Daniela D. Stone, dated June 20, 2003, of record in Instrument No. 20030625-0087421, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) Taxes for 2009 and subsequent years; (2) All matters set forth on the plan of record in Plat Book 9700, Page 952, said Register's Office; (3) Restrictive covenants of record in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods and the By-Laws appended thereto, of record in Book 9678, Page 187, and amended in Book 9764, Page 44, and amended in Book 11180, Page 802, said Register's Office; (4) Amendment to the By-Laws of record in Instrument No. 20001207-0120450, said Register's Office; (5) Hickory Woods Estates Rules and Regulations of record in Instrument No. 20010614-0062709 and in Instrument No. 20011015-0111957 as amended in Instrument 20031010-0150800, said Register's Office; (6) Hickory Woods Estates Homeowners Association Architectural Review Committee expanded list of guidelines of record in Instrument No. 20010614-0062710, said Register's Office; (7) Charter for Hickory Woods Estates Homeowners Association of record in Book 9680, Page 319, said Register's Office;

(8) Quit claim deed to Hickory Woods Estates Homeowners Association for Open Space of record in Book 9786, Page 923, said Register's Office; (9) Sanitary sewer easements of record in Book 4435, Page 20, Book 7145, Page 614, Book 7145, Page 618, Book 8169, Page 564, Book 8169, Page 571, Book 9790, Page 311, said Register's Office; (10) Gas line easement of record in Book 5897, Page 209, said Register's Office; (11) Tennessee Valley Association electric utility easement of record in Plat Book 6900, Pages 885-887, said Register's Office; (12) Waterline easement of record in Book 8169, Page 579 and Book 8169, Page 588, said Register's Office; (13) Transmission line easement of record in Book 9632, Page 973, said Register's Office; and (14) All other restrictions and easements of record, if any.

This property is improved property known as 5161 Brookstone Court, Antioch, Tennessee 37013.

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, his heirs and assigns, forever. 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 herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 29th day of October, 2009.

MARY E. STAMPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. STAMPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of October, 2009.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.