BILL GARRETT, Davidson County
Trans:T20090075710 DEEDWARR
Recvd: 11/05/09 15:18 2 pgs
Fees:13.00 Taxes:344.10
20091105-0102578

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jacques L. Clay
3301 New Towne Road
Antioch, TN 37013-1232

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Ln. #200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150-11-0
PARCEL 079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian Oldham, married and Daryl Spicer, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacques L. Clay, unmarried man,** 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Towne Village of the Country, Section Two, as of record in Plat Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian Oldham and Daryl Spicer by Trustee's Deed from Shellie Wallace, as Successor Trustee, dated July 9, 2009 and filed of record in Instrument No. 20090713-0065157, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantors, nor is it the principal residence of any spouse of said grantors.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5289, Page 687, and in Book 5456, Page 511; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3301 New Towne Road Antioch, TN 37013-1232.**

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 our hands this 30th day of October, 2009.

10-30-09
Brian Oldham

10-30-09
Daryl Spicer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brian Oldham and Daryl Spicer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12