(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$122,500.00

June Ballard
Affiant

Subscribed and sworn to before me, this 20th day of November 2009.

Brittany Goins
Notary Public

My commission expires: 4-16-13

BILL GARRETT, Davidson County
Trans:T20090079682 DEEDWARR
Recvd: 11/24/09 08:28 2 pgs
Fees:13.00 Taxes:453.25

20091124-0107821

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jasmine Peterson **Willie Peterson**	MORTGAGE INVESTORS GROUP	**Map/Parcel 163-02-0-B-177.00CO**
764 Pippin Drive	8320 E. WALKER SPRINGS LN.	
Antioch, TN 37013	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 ACKNOWLEDGE, WE,

Community South Bank, Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jasmine Peterson, an unmarried woman and Willie Peterson, a married 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. 1169, a shown on the map entitled Section Two, Berkley Hall Townhomes, as shown on the First Amendment to the Master Deed for Berkley Hall Townhomes, of record in Instrument No. 20070705-0079992 amending Master Deed of record in Instrument No. 20061127-0146201 together with all rights and appurtenances thereto belonging, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Grand Developers, LLC, by Deed from BDH, LLC of record in Instrument No. 20060713-0084292, Dated July 10, 2006. Said property was conveyed to A. Neil Headden, Trustee, of record in Instrument No. 20080527-0053381, Dated May 22, 2008, who hereby appointed Paul Allen England, as Successor Trustee, of record in Instrument No. 20090903-0082893. Paul Allen England, as Successor Trustee, offered Lot 169 for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Community South Bank, of record in Instrument No. 20091008-0093982, Dated October 8, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050706-0077601 and corrected in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048 and Ratified in Instrument No. 20050923-0114416, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20061031-0135165, Register's Office for DAVIDSON County, Tennessee. Utility Ingress and Egress of record in Instrument No. 20061117-0143185, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to Home Owners Association of record in Instrument No. 20090623-0058289, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20040303-0023979, Register's Office for DAVIDSON County, Tennessee.

Charter for Home Owners Association of record in Instrument No. 20061127-0146331, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20061127-0146201 and amended in Instrument No. 20070705-0079992, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Instrument No. 20061127-0146201, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **764 Pippin Drive, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 20th day of November, 2009.

Community South Bank, a Tennessee corporation

By: A. Neil Headden
A. Neil Headden, Regional President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, A. Neil Headden, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Regional President of Community South Bank, a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of November, 2009.

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires May 26, 2013

Notary Public

File #: 09120KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027