WARRANTY DEED



B-MB-09-1717

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,635.50

Affiant

Subscribed and sworn to before me, this 13th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/20/2010

Box 13
#15449

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Easter	Mortgage Investors Group	
1717 LONDONVIEW PLACE (ADDRESS)	8320 E. Walker Spring Lane (NAME) (ADDRESS)	
ANTIOCH, TN 37013-8109 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	151100A18600CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GARY A. MORGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACEY EASTER, UNMARRRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 154 ON THE PLAN OF PHASE 2, VILLAGES OF LONG HUNTER P.U.D., AS SHOWN BY PLAT OF RECORD IN INSTRUMENT 20020515-0059732, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GARY A. MORGAN BY DEED FROM OLE SOUTH PROPERTIES, INC. OF RECORD IN INSTRUMENT 200304030043879 ON 03/31/2003 AND FILED FOR RECORD ON 04/03/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT INSTRUMENT 200002070012630, AND INSTRUMENT 200205150059732; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN INSTRUMENT 200105310056382, INSTRUMENT 200311110164945, AND INSTRUMENT 200410220127537; EASEMENT(S) AS SHOWN OF RECORD IN BOOK 2338, PAGE 466, BOOK 4446, PAGE 423, BOOK 4535, PAGE 351, BOOK 8197, PAGE 288, BOOK 9661, PAGE 919, INSTRUMENT 200009060088271, INSTRUMENT 200009060088272, INSTRUMENT 200010300107415, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF GARY A. MORGAN BY BETH HASELHOFF, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 16TH DAY OF OCTOBER 2009 OF RECORD IN INSTRUMENT NO. 20091124010 7931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 1717 LONDONVIEW PLACE, ANTIOCH, Tennessee 37013-8109
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090079770 DEEDWARR
Recvd: 11/24/09 10:14 2 pgs
Fees:13.00 Taxes:424.15

20091124-0107932

Witness my/our hand(s) this 13th day of November, 2009.

* Gary A Morgan by Beth Haselhoff as attorney-in-fact
GARY A. MORGAN by Beth Haselhoff, as Attorney-in-Fact

STATE OF KY

COUNTY OF Warren

On this the 13th day of November, 2009, before me personally appeared BETH HASELHOFF to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARY A. MORGAN and who acknowledged he/she/they executed the same as the free act and deed of the said GARY A. MORGAN.

Witness my hand and official seal, this the 13th day of November, 2009.

Notary Public

My Commission Expires: May 8, 2012

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903