Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Khela 318 Pioneer Lane Nashville, TN 37206	Mortgage Investors Group 8320 E Walker Springs Lane Suite 200 Knoxville, Tennessee 37923	083-07-0-255.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven Douglas Eatherly, Sandra Gail Cantrell, Donald Ray Eatherly and Sue Ann Jennings, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jeremy Khela, unmarried man, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of ROSELAWN, as shown on plat of record in Plat Book 2133, Page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Thomas W. Martin and wife, Kathryn P. Martin to Jessie D. Eatherly and wife, Georgia B. Eatherly as recorded on the 12th day of October, 1960 in Book 3135, page 104 and being further conveyed by Warranty Deed from Jessie D. Eatherly to Georgia B. Eatherly as recorded on the 30th day of August, 1972 in Book 4632, page 880, Register's Office for Davidson County, Tennessee. The said Georgia B. Eatherly having since died on November 17, 2008 and said property being vested in Steven Douglas Eatherly, Sandra Gail Eatherly, Donald Ray Eatherly and Sue Ann Eatherly pursuant to the Last Will and Testament of Georgia Blackwell Eatherly entered as 08P-19 in the Probate Court of Davidson County, Tennessee.

THE GRANTORS HAVE NEVER OCCUPIED THE PROPERTY AS THEIR PRIMARY RESIDENCE.

THIS SAID SANDRA GAIL EATHERLY IS NOW KNOWN AS SANDRA GAIL CANTRELL.

THE SAID SUE ANN EATHERLY IS NOW KNOWN AS SUE ANN JENNINGS.

This is improved property located at: **318 Pioneer Lane, Nashville, TN 37206**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20090080335 DEEDWARR
Recvd: 11/25/09 16:01 3 pgs
Fees:18.00 Taxes:444.00
20091125-0108742

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **November, 2009.**

Steven Douglas Eatherly

Sandra Gail Cantrell

Donald Ray Eatherly

Sue Ann Jennings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Steven Douglas Eatherly, Sandra Gail Cantrell, Donald Ray Eatherly and Sue Ann Jennings,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **23rd** day of **November, 2009.**

Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. The 2010 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying his prorated share thereof to GRANTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of PLAN OF ROSELAWN, as recorded in Plat Book 2133, page 1, Register's Office for Davidson County, Tennessee.