WARRANTY DEED

ET-09-1564

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Tammy Duncan
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Fontenay	Mortgage Investors Group	
1302 Overton Street (ADDRESS)	(NAME) 8320 E. Walker Springs Lane, #200 (ADDRESS)	4D 44725 53-3 213
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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, we TRENT L. LECLAIRE AND WIFE, ANGELA M. LECLAIRE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES FONTENAY AND PATRICIA FONTENAY, HUSBAND AND WIFE, 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. 156 on the Plan of Section "B" Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trent L. LeClaire and wife, Angela M. LeClaire by deed dated April 25, 2003 from SSS Properties, a partnership formed in the State of Tennessee, of record in Instrument No. 20030514-0066020, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed dated November 29, 2004, from Mary F. Tankersley, of record in Instrument No. 20041217-0150321, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 1424, Page 67; Book 626, Page 556; Book 662, Page 743; Book 1643, Page 311; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1302 Overton Street, Old Hickory, Tennessee 37138
(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.

Witness my/our hand(s) this 30th day of November, 2009.

X Trent L. LeClaire 11-30-2009

X Angela M. LeClaire By Trent L. LeClaire, Attorney In Fact 11-30-2009
Angela M. LeClaire
By: Trent L. LeClaire, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20090081906 DEEDWARR
Recvd: 12/03/09 11:01 2 pgs
Fees: 13.00 Taxes: 603.10

20091203-0110809

STATE OF Kansas
COUNTY OF Johnson

On this the 30th day of November, 2009, before me personally appeared Trent L. LeClaire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF KANSAS
Notary Public - State of Kansas
JENNIFER A. STOLPER
My Appt. Exp. 4-22-2011

STATE OF Kansas
COUNTY OF Johnson

On this the 30th day of November, 2009, before me personally appeared Trent L. LeClaire 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 Angela M. LeClaire and who acknowledged he executed the same as the free act and deed of the said Angela M. LeClaire.

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

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF KANSAS
Notary Public - State of Kansas
JENNIFER A. STOLPER
My Appt. Exp. 4-22-2011

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520