WARRANTY DEED

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-22-2010

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03321 LEWALLEN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Jason S. Lewallen	Mortgage Investors Group	08301031900
1118 North 14th Street	8320 East Walker Springs Lane Ste 200	
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL R. GREEN, AND WIFE, MARY ANN GREEN*

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

JASON S. LEWALLEN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1118 North 14th Street, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 4th day of December, 2009.

Daniel R. Green

Mary Ann Green

BILL GARRETT, Davidson County
Trans:T20090082721 DEEDWARR
Recvd: 12/07/09 15:10 2 pgs
Fees:13.00 Taxes:1202.50
20091207-0111995

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DANIEL R. GREEN AND MARY ANN GREEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of December, 2009.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Being the North part of Lot No. 5 on the Plat of Grissim and Blackman's Subdivision, of record in Plat Book 974, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

The North part of Lot No. 5 fronts 52.5 feet on the westerly margin of North 14th Street and extends back between parallel lines 175 feet to a dead line on the rear on which it measures 52.5 feet.

Being the same property conveyed to Daniel R. Green by Warranty Deed from Janice Eileen Ashley and Jack Walter Ashley and Patricia Jean Fults, recorded on the 7th day of April, 2009 in Instrument No. 20090407-0031655, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

Mary Ann Green joins in this conveyance to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRISSIM AND BLACKMANS SUBDIVISION OF LOTS. NO. 2 - 3 AND 4, IN GREENWAY SUBDIVISION, as recorded in Plat Book 974, Page(s) 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).