BILL GARRETT, Davidson County
Trans:T20100000126 DEEDWARR
Recvd: 01/04/10 10:14 2 pgs
Fees:13.00 Taxes:262.33
20100104-0000178

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of December, 2009, by and between Errol D Groves and Gwendolyn Groves, husband and wife, party of the first part, and Melba E Hunter and Larry T Hunter, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 46 on the Plan of Neil S. Brown of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Eroll D. Groves, by virtue of that certain Warranty Deed dated June 9, 2000, at Instrument No. 20000804-0077541 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Errol D. Groves
Errol D Groves

Gwendolyn Groves
Gwendolyn Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Errol D Groves and Gwendolyn Groves, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2009.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Melba E Hunter and Larry T Hunter

110 McFerring Avenue
Nashville, TN 37206-3506

Tax Parcel No 08212019800

Property Address: 110 McFerrin Avenue
Nashville, TN 37206-3506

MAIL TAX
BILLS TO: Mortgage Investors Group

8320 E Walker Springs Lane, Ste 200
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $70,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melba E Hunter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of December, 2009.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY