WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100003390 DEEDWARR
Recvd: 01/19/10 12:46 2 pgs
Fees: 13.00 Taxes: 477.30
20100119-0004302

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/7/12

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Middlebrooks	Mortgage Investors Group	176-05 21.00
(NAME)	(NAME)	
4928 Hickory Woods East	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Steffron James and wife, Gwendolyn James (a one-half undivided interest) and J. Mitchell Bowman Jr., unmarried (a one-half undivided interest)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Middlebrooks, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 98 on the Plan of Hickory Woods, Section One, of record in Plat Book 6900, page 510, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steffron James and wife, Gwendolyn James (a one-half undivided interest) and J. Mitchell Bowman, Jr., unmarried (a one-half undivided interest) as tenants in common, by Deed from Ayodele A. Ekadi and Kristin Ekadi, married, of record in Instrument No. 20080606-0058434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 510; restrictions of record in Book 7422, page 298 and Book 9678, page 187; By-laws of record in Book 7932, page 648, Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and Book 9764, page 44; Easement of record in Instrument No. 20011221-0141125; all of record in the Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument 20100119-0004301, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4928 Hickory Woods East, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of January, 2010.

J. Mitchell Bowman Jr.

Steffron James

Gwendolyn James by Steffron James, her Attorney in Fact

Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steffron James and J. Mitchell Bowman, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 15th day of January, 2010.

Notary Public

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

My Commission Expires: 10/22/12

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Steffron James, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Gwendolyn James, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gwendolyn James, the within named bargainor by the said Steffron James as such Attorney-in-Fact.

Witness my hand and official in Murfreesboro, Tennessee, this 15th day of January, 2010.

Notary Public

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

My commission expires: 10/22/12