Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100010724 DEEDWARR
Recvd: 02/23/10 14:06 3 pgs
Fees:18.00 Taxes:399.60
20100223-0013792

ADDRESS NEW OWNER:
Connie D. Sherman
504 Moss Landing
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP 150-6
GROUP
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jimmy E. Allen, Jr., married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Connie D. Sherman, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, a 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. 72 on the Plan of Percy Priest Meadows, Section 2, of record in Plat Book 4860, page 15, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jimmy E. Allen, Jr., married by deed dated from Lasalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2007-FF2, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2 dated September 23, 2008 of record in Instrument no. 20081002-0100389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is not the usual place of residence for the Grantor, therefore no homestead or marital rights need be conveyed.

This is **improved** property known as **504 Moss Landing Drive, Antioch, Tennessee 37013.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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 herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **12th** day of **February, 2010.**

Jimmy E. Allen, Jr. by Rebecca L. Ewbank as attorney in fact

Jimmy E. Allen, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rebecca T. Garland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Jimmy E. Allen, Jr. And that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Jimmy E. Allen, Jr. As his free act and deed.

WITNESS my hand and official seal this 12th day of February, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of February, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011