Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Michelle Crawford
Affiant

Subscribed and sworn to before me, this 18th day of March, 2010.

Notary Public
My commission expires: 8/20/2013

03-1003-36423

Address of New Owner:	Send Tax Bills to:	Tax Information
Tiffany R. Davis	Mortgage Investors Grp.	075-12-0-B 042.00CO
949 Waynewood Lane	8320 E Walker Springs Ln.	
Hermitage TN 37076	Knoxville TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth A. Fritz Banks, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tiffany R. Davis, hereinafter called the Grantees, their successors 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. 84 on the Plan of Phase Two, Section Two, Brookside Woods, of record in Book 9700, Pages 397 & 398, corrected in Book 11346, Pages 459 & 460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Fritz by deed from Fox Ridge Homes, Inc., dated November 22, 1999, recorded November 29, 1999, of record in Book 11758, Page 676, Register's Office for Davidson County, Tennessee. Elizabeth A. Fritz having since married and now being known as Elizabeth A. Fritz Banks.

Kevin Banks, husband of Elizabeth A. Fritz Banks, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 949 Waynewood Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100016665 DEEDWARR
Recvd: 03/22/10 14:54 2 pgs
Fees:13.00 Taxes:569.80
20100322-0021441

WITNESS my hand this 17th day of March, 2010.

Elizabeth A. Fritz Banks

Kevin Banks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Fritz Banks and Kevin Banks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of March, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13