BILL GARRETT, Davidson County
Trans:T20100018049 DEEDWARR
Recvd: 03/29/10 10:37 2 pgs
Fees:13.00 Taxes:530.95
20100329-0023064

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jennifer Oden
1425 Aaronwood Dr.
Old Hickory, TN 37138

SEND TAX BILL:

Mortgagee Mortage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

MORTGAGEE:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

MAP AND PARCEL:
MAP 63-16-B
PARCEL 144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard R. Prybilla and wife, Katherine C. Prybilla**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Oden, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 226, as shown on the map entitled Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record as Plat Book 6900, page 550, amended by Surveyor's Certificate of Correction in Book 7462, page 445 and in Book 8110, page 401 and by amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to RICHARD R. PRYBILLA and wife, KATHERINE C. PRYBILLA, by deed from FOX RIDGE HOMES, INC., of record as Book 10074, page 685, dated May 24, 1996, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1425 Aaronwood Dr., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of March, 2010.

Richard R. Prybilla

Katherine C. Prybilla

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard R. Prybilla and Katherine C. Prybilla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of March, 2010.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $143,500.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.