BILL GARRETT, Davidson County
Trans:T20100028241 DEEDWARR
Recvd: 05/11/10 11:19 2 pgs
Fees:13.00 Taxes:755.02
20100511-0036142

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $204,059.00

Subscribed and sworn before me this the 27th day of April, 2010

(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public
My Commission Expires: 1/6/14

WARRANTY DEED

2010111

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Danny P. Gunter and Frances M. Gunter
3025 Bluffhollow Gap
Antioch, TN 37013

Send tax bills to:
Mortgage Investors Group
8320 E. Walker Springs Lane, Ste. 200
Knoxville, TN 37923

MAP 173-8-A PARCEL 114

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lake Forest Homes, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Danny P. Gunter and Frances M. Gunter

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 96, Final Plat Section Four Deer Valley as shown of record in Plat Instrument Number 20061012-0126729, 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 Lake Forest Homes, Inc. by Warranty Deed from Pine Oaks Properties, Two, GP, a Tennessee General Partnership found in Instrument # 20091217-0115041, Register's office Davidson Co. TN.

Subject to all matters of record in Plat Book 20061012-0126729, Register's Office for Davidson County, Tennessee.

Subject to covenants, conditions, and restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.

Subject to By-laws and conditions of the Deer Valley HOA.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 3025 Bluffhollow Gap, Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 27th day of April, 2010.

Lake Forest Homes, Inc.
By: Jennifer R. Pierce, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Jennifer R. Pierce with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Agent for Lake Forest Homes, Inc. or a constituent of the Lake Forest Homes, Inc. and is authorized by Lake Forest Homes, Inc. , to execute this instrument of behalf of the Lake Forest Homes, Inc.

Witness my hand and official seal, this April 27, 2010.

My commission expires: 7/16/11

NOTARY PUBLIC

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY