THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 241,250.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2010. Notary Public MY COMMISSION EXPIRES: 10-27-2010 (AFFIX SEAL)

MARTHA E. DAUGHETY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 27, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bandas	Mortgage Investors Group	MAP 117-04
2944 Primrose Circle	8320 E. Walker Springs Ste 200	PARCEL 349
Nashville, TN 37212	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, **Kent Krause**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Bandas**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of Lot number 4 of Block "B" on the plan of Belmont Terrace Annex number 4, as of record in Book 974, page 97, Register's office for Davidson County, Tennessee, and being described according to a survey of John Kohl and Company, P. C. Tennessee Registered Surveyor number 100, dated November 24, 1986, as follows:

Said portion of Lot number 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.0 feet on the southeasterly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Kent Krause by deed dated April 29, 2001 and recorded as instrument number 20010509-0048029, said Register's Office. This property is not now and has never been the residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2944 Primrose Circle, Nashville, TN 37212.**

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 my hand this the 28th day of April, 2010.

Kent Krause

BILL GARRETT, Davidson County
Trans:T20100029296 DEEDWARR
Recvd: 05/17/10 08:42 2 pgs
Fees:13.00 Taxes:892.63
20100517-0037524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kent Krause** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of April, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. [illegible]CHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.