WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032061 DEEDWARR
Recvd: 05/27/10 14:19 2 pgs
Fees:13.00 Taxes:721.50

20100527-0041056

G-KW-10-1111

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne Cox	Mortgage Investors Group (NAME)	
1111 Greenwood Avenue (ADDRESS)	8320 E. Walker Springs LN Ste 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	083-01 291.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SUSANNAH K. MCNEILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEANNE COX , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 69 FEET ON LOT NO. 4 ON THE PLAN OF YOUNG WILHOITE'S SUBDIVISION OF PART OF THE DOUGLAS PROPERTY, AS OF RECORD IN BOOK 332, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 4 FRONTS 69 FEET ON THE NORTHERLY SIDE OF GREENWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SUSANNAH K. MCNEILL, UNMARRIED BY WARRANTY DEED FROM MATTHEW R. GRACE AND WIFE, SARAH N. GRACE, RECORDED ON THE 7TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060707-0081807, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1111 Greenwood Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of May, 2010.

Susannah K. McNeill by _____ Attorney-in-fact
Susannah K. McNeill by James Chris Gatenby attorney-in-fact

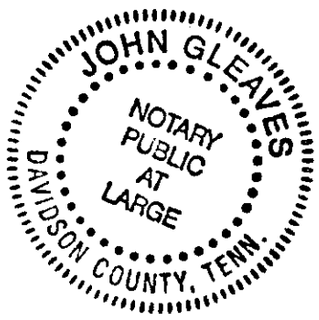
STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2010, before me personally appeared James Chris Gatenby to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susannah K. McNeill, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Susannah K. McNeill, unmarried.

Witness my hand and official seal, this the 21st day of May, 2010.

_____
Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903