THIS INSTRUMENT WAS PREPARED BY . Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 BOX 50-B PARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00. Deborah Hawkins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2013 (AFFIX SEAL) R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah K. Hawkins	Mortgage Investors Group	MAP 103-3
4706 Idaho Avenue	8320 E. Walker Springs Lane, Ste. 200	PARCEL 164
Nashville, TN 37209	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, **Amanda N. Krauss, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah K. Hawkins unmarried and Robert K. Riley married,** as joint tenants with a right of survivorship
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 Lot No. 607 of Block 29 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57 page 103, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Amanda N. Krauss by deed from R. Denise Dillard Full and husband James Full, of record as Instrument No. 20060526-0062421, in the Registers Office for Davidson County, Tennessee, dated May 19, 2006.

This is improved property known as 4706 Idaho Avenue, Nashville TN 37209.

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 () UNIMPROVED
(X) IMPROVED property known as **4706 Idaho Avenue, Nashville, TN 37209.**

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(s) this the 21st day of May, 2010.

Amanda N. Krauss

BILL GARRETT, Davidson County
Trans:T20100033827 DEEDWARR
Recvd: 06/03/10 14:53 2 pgs
Fees:13.00 Taxes:921.30
20100603-0043149

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 **Amanda N. Krauss** 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 she executed the within instrument of the purposes therein contained.

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

My Commission expires May 8th 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

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

My Commission expires _____

Notary Public