STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2010.

Notary Public
MY COMMISSION EXPIRES: 1-9-12
File No. G10-0769D

BILL GARRETT, Davidson County
Trans:T20100035090 DEEDWARR
Recvd: 06/09/10 11:50 2 pgs
Fees:13.00 Taxes:628.63
20100609-0044769

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Joseph F. Limardi, an unmarried man (NAME) | Mortgage Investors Group (NAME) | 83-2-190 |
| 1604 Douglas Avenue (STREET ADDRESS) | 8320 E. Walker Springs Ln. (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Knoxville, TN 37923 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Second Generation Construction, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph F. Limardi, an unmarried man,** 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. 103 on the plan of Dr. E.T. BROWN'S SUBDIVISION OF LOTS NOS. 21-26, INCLUSIVE, BROWNSVILLE ADDITION, as shown by plat of record in Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Erna C. Smith from Walter S. Beard and wife, Bessie Mai Beard by Deed dated May 9, 1985, in Book 6054, page 142, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Second Generation Construction, Inc. from Erna C. Smith, a widow, by Deed dated February 24, 2010, as Instrument No. 201003010015151, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1604 Douglas Avenue, Nashville, TN 37206.

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. Whenever 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 7th day of June, 2010.

SECOND GENERATION CONSTRUCTION, INC.

By: _____
Danny Guy, President

June 07, 2010
Date

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STATE OF Tennessee

COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Danny Guy, President for Second Generation Construction, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 2010.

My Commission Expires: 6/23/2012

_____
Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**