Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0322A

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th of June, 2010

Notary Public
Commission Expires:

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires: Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Ian Isom and Stacey Isom
2702 Shadow Lane
Nashville, TN 37216

SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Ln
Ste 200
Knoxville, TN 37923

MAP & PARCEL
073-06-0-013.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Margaret K. Conway-Pearson and husband, Phillip A. Pearson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian Mitchell Isom and Stacey Michelle Isom, husband and wife

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows: to-wit: Being Lot No. 100 on the Plan of Gibson Heights, of record in Plat Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Margaret K. Conway-Pearson and husband, Phillip A. Pearson, by Warranty Deed, from Ron H. Huls and wife, Molly A. Huls, of record in Instrument # 20020805-0093766, Register's Office for Davidson County, Tennessee, dated July 31, 2002 and recorded August 5, 2002.

BILL GARRETT, Davidson County
Trans:T20100037855 DEEDWARR
Recvd: 06/22/10 09:05 2 pgs
Fees:13.00 Taxes:610.50
20100622-0048539

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2702 Shadow Lane Nashville TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Margaret K. Conway-Pearson

Phillip A. Pearson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret K. Conway-Pearson + Phillip A. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this the 17th of June, 2010.

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.