BILL GARRETT, Davidson County
Trans:T20100062433 DEEDWARR
Recvd: 10/04/10 10:53 2 pgs
Fees:13.00 Taxes:466.20
20101004-0079003

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2010, by and between Arturo Cruz, married, party of the first part, and Delmy D Cruz, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 57, on the Plan of Section Three, Farview (erroneously shown on prior deeds as Fairview), of record in Plat Book 3700, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Arturo Cruz by virtue of that certain Warranty Deed dated November 30, 2004, at Instrument No. 20041201-0142851 in the Register's Office of Davidson County, Tennessee.
seller warrants that he has never used this property as his primary residence and that it is used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Arturo Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Arturo Cruz, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2010.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Delmy D Cruz 753 May Drive Madison, TN 37115
Tax Parcel No	04302010000
Property Address:	753 May Drive Madison, TN 37115
MAIL TAX BILLS TO:	Mortgage Investors Group 8320 East Walker Springs Lane, Ste 200 **Knoxville, TN 37923**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $126,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

DELMY CRUZ
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY