NEW OWNER:

KERRY CORTEZ BAINES
1026 Jasperson Drive

Madison, TN 37115

SEND TAX BILLS TO:
Mortgage Investors Group

8320 East Walker Springs Lane, Suite 200

Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 10-0727

Map 052
Group 07-0
Parcel 073.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100069056 DEEDWARR
Recvd: 11/01/10 13:00 3 pgs
Fees:18.00 Taxes:558.70
20101101-0087207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-One Thousand and 00/100 Dollars ($151,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN P. RAY and wife, ARJANA T. RAY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KERRY CORTEZ BAINES and NICOLE RENEE BAINES, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 71 on the Plan of Madison Heights Subdivision, Section II, Part IV, of record in Plat Book 2133, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN P. RAY and wife, ARJANA T. RAY by deed from Gregory L. Foreman and wife, Candace E. Foreman, dated November 17, 2003, and of record in Instrument #20031120-0169130, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1026 JASPERSON DRIVE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 106, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of October, 2010.

JOHN P. RAY

ARJANA T. RAY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN P. RAY and wife, ARJANA T. RAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2010.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$151,000.00.**

Tammy Mellon
AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2010.

Karen B. Heavener
NOTARY PUBLIC

My commission expires: 11/7/14

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY