THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***209,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 11/23/10 15:02 3 pgs
Fees:18.00 Taxes:773.30
20101123-0093927

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 18th day of November, 2010.

Notary Public

My Commission Expires: 8-20-13

ADDRESS OF NEW OWNER

Paul W. Nicholson
1106 McAlpine Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

Mortgage Investors Group
8320 W. Walker Springs Lane
Suite 200
Knoxville, Tennessee 37923

MAP & PARCEL NOS.

MAP 061-11-0
PARCEL 289.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand and 00/100 Dollars ($***209,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Erich P. Vierkant and wife, Kacy B. Vierkant, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Paul Nicholson and Christy Nicholson, 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:

BEING part of Lot "A" on the Plan of Kennedy and Graves' Plan of Monte Vista of record in Book 421, page 143, in the Register's Office for Davidson County, Tennessee, and more definitely described as follows:

BEGINNING at a point in the center of McAlpine Avenue, 226.2 feet easterly from the Nashville Gallatin Interurban Railroad right-of-way running thence in a southerly direction and parallel with said right-of-way 388.0 feet to a point in the southerly margin of said Lot "A" 226.2 feet easterly from the said Interurban right-of-way; thence easterly 63.1 feet to a point; thence northerly and parallel with said right-of-way 388.0 feet to the center of said Alpine Avenue; thence with same and westerly 63.1 feet to the beginning.

BEING the same property conveyed to Erich P. Vierkant and Kacy N. Broersma by Warranty Deed dated December 17, 2004, from Nancy Kennedy, a married person, of record as Instrument No. 20041221-0151707, re-recorded as Instrument No. 20041230-0154606 in the Register's Office for Davidson County, Tennessee; the said Kacy N. Broersma having since married Erich P. Vierkant and is now known as Kacy B. Vierkant.

This is improved property known as 1106 McAlpine Avenue, Nashville, Tennessee 37216.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2011 and all future years which have been assumed by the Grantees herein; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Kennedy and Graves' Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 18 day of November, 2010.

Erich P. Vierkant

Kacy B. Vierkant

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 Erich P. Vierkant and Kacy B. Vierkant, the bargainors, 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 this 18 day of November, 2010.

Notary Public

My Commission Expires: 8-20-13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

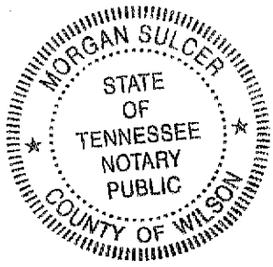
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/2/2013