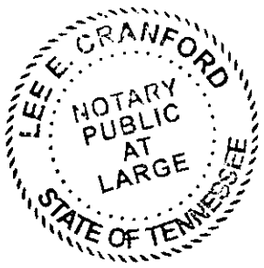
Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Affiant



Subscribed and sworn to before me this 24th day of November, 2010.

Notary Public
My Commission Expires: 01/09/12

10-0432

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tasha L. Young	Mortgage Investors Group	149 04 0
2623 Willowbranch Drive	8320 E. Walker Springs Ln	173.00
Nashville, TN 37217	Ste 200	
	Knoxville, TN 37923	

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, we **Richard A. Nelson, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tasha L. Young**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 526 on the Plan of Section Seven, Edge-O-Lake Estates, of record in Book 3700, Page 79, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Nelson, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated April 6, 2010, recorded in Instrument No. 20100408-0026525, Register's Office for said County.

Christine M. Nelson, wife of Richard A. Nelson, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2623 Willowbranch Drive, Nashville, TN 37217.**

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

BILL GARRETT, Davidson County
Trans:T20100076607 DEEDWARR
Recvd: 12/06/10 09:48 2 pgs
Fees:13.00 Taxes:451.40
20101206-0096856

Witness our hands this 24th day of November, 2010.

Richard A. Nelson

Christine M. Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Richard A. Nelson and Christine M. Nelson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2010.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12