WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tyler Ray Mercer	Mortgage Investors Group	Parcel ID:
5883 Pettus Rd.	750 Old Hickory Blvd., Bldg. 2, Ste. 130	17400000801
Antioch, TN 37013	Brentwood, TN 37027	

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

James Burton Brown and wife, Betty J. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tyler Ray Mercer, unmarried

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:

LAND in Davidson County, Tennessee, being part of Lot No. 2 in the south division of the lands of Stephen H. Ham's Plan, of record in Minute Book X, page 284, Circuit Court of Davidson County, Tennessee, and a tract of land in the 5th Civil District of said County, adjoining said part of Lot No. 2 on said Plan on the west, described according to a survey by E. L. Miller, Jr., & Company dated November 24, 1964, as follows:

Beginning on the westerly margin of Pettus Road at the intersection of same and a point in the western boundary line of the property conveyed to Alice Wheeler Ledbetter by deed from Davis Ledbetter, of record in Book 2864, Page 319, Register's Office for said County; thence north 72 deg. 20' west 220 feet to an iron pin; thence south 8 deg. 00' east 460 feet to an iron pin; thence south 85 deg. 00' east 208 feet to the westerly margin of Pettus Road; thence with same, north 21 deg. 30' west 51 feet; north 17 deg. 30' west 101 feet; north 12 deg. 00' west 50 feet; north 8 deg. 30' west 50 feet; north 2 deg. 00' west 50 feet; and north 3 deg. 00' east 115 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to James Burton Brown and wife, Betty J. Brown by deed from Calvin Millraney and wife, Betty B. Millraney, of record in Book 4542, Page 327, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5883 Pettus Rd., Antioch, TN 37013

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.

Witness our hands this 15th day of December, 2010.

James Burton Brown

Betty J. Brown

BILL GARRETT, Davidson County
Trans:T20100079587 DEEDWARR
Recvd: 12/17/10 13:41 2 pgs
Fees:13.00 Taxes:629.00

20101217-0100625

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 James Burton Brown and Betty J. Brown, 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 Nashville, Tennessee, this 15th day of December, 2010.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.