Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 15 day of February 2011.

Notary Public
My commission expires: 3/2a/11

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/17/11 14:57 3 pgs
Fees:18.00 Taxes:832.50
20110217-0013660

Address of New Owner:	Send Tax Bills to:	Tax Information
Eddie R. Adams	Mortgage Investors Group	180040A08400CO
912 Sherbrooke Cv Nashville, TN 37211	8320 E. Walker Springs Ln., Ste 200 Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mark S. Thomas and wife Tonya L. Thomas hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eddie R. Adams hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Revision One, of Section Three, Highland Creek, of record as Instrument No. 20030716-0099524, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark S. Thomas Jr. and wife, Tonya L. Thomas by deed dated December 4, 2003 from Harris Homes LLC, a Delaware limited liability company of record in Instrument No. 20031217-0179966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Revision One, of Section Three, Highland Creek of record in Instrument No. 20030716-0099254, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 11568, page 311, and amended in Instrument No. 20000413-0037474, Register's Office for

Davidson County, Tennessee 5) Bylaws for Highland Creek Homeowners Association of record in Book 11568 Page 301

This property is improved property known as 912 Sherbrooke Cv, Nashville,, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15 day of February, 2011.

Mark S. Thomas

Tonya L. Thomas

STATE OF OKLAHOMA
COUNTY OF TULSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark S. Thomas and Tonya L. Thomas, the bargainor(s), 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 TULSA, OKLAHOMA, this 15 day of February, 2011.

Notary Public

My Commission expires: 2.17.14
FILE NO: 06687

Notary Public
State of Oklahoma
KEVIN JOHNSTON
TULSA COUNTY
COMMISSION #10001328
Comm. Exp. 02-17-2014

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

