WARRANTY DEED

R-VRES-11-1207

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy P. Moody	Mortgage Investors Group	
1207 Emmett Avenue (ADDRESS)	8320 E. Walker Springs (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	83-1-27.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUKE 1610, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOMMY P. MOODY , AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 BLOCK "A" ON THE PLAN OF TIM H. MOORE'S SUBDIVISION OF PART OF JOHNSON AND SMITH SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF EMMETT AVENUE, SAID POINT BEING 258.5 FEET, MORE OR LESS NORTH OF THE NORTHERLY MARGIN OF WEST GREENWOOD AVENUE; THENCE EASTWARDLY 1333.7 FEET, TO A POINT WHICH POINT IS 261.5 FEET, MORE OR LESS NORTHERLY MARGIN OF WEST GREENWOOD AVENUE, THENCE NORTHWARDLY 57.5 FEET TO A POINT; THENCE WESTWARDLY 137.2 FEET, THE POINT IN THE EASTERLY MARGIN OF EMMETT AVENUE, THENCE WITH THE MARGIN OF THE SAME SOUTHWARDLY 57.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LUKE 1610 L.L.C., A TENNESSEE LIMITED LIABILITY CORPORATION BY WARRANTY DEED FROM BUFFALO VALLEY PARTNERS, A TENNESSEE CORPORATION, RECORDED ON THE 15TH DAY OF JANUARY, 1998 IN BOOK 10758, PAGE 914, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 107; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1207 Emmett Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20110023365 DEEDWARR
Recvd: 04/20/11 13:32 2 pgs
Fees:13.00 Taxes:231.25
20110420-0030523

Witness my/our hand(s) this 8th day of April, 2011.

Luke 1610, LLC, a Tennessee Limited Liability Company

BY: _____
William Carroll Seeley, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared William Carroll Seeley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Member of Luke 1610, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 day of April, 2011.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903