THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 92,200.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2011. Notary Public MY COMMISSION EXPIRES: 9-8-13 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Kimble	Mortgage Investors Group	MAP 150-11
3316 Towne Ridge Drive	8320 E. Walker Springs Lane, Ste. 200	PARCEL 52
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Covenant College Foundation, Inc.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonya Kimble, an unmarried woman**

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 Lot No. 115 on the Plan of Section Two, Towne Village of The Country, as of record in Book 5200, pages 176 & 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Covenant College Foundation, Inc. a Tennessee Non-Profit Corporation by deed from Richard P. Baxter and wife, Jane G. Baxter of record in Instrument No. 20101028-0086236, Register's Office for Davidson County, Tennessee, dated October 20, 2010. And being the same property conveyed to Richard Baxter and wife, Jane G. Baxter by deed from Don A. Warren and wife, Jada M. Warren of record in Book 7337, page 916, Register's Office for Davidson County, Tennessee, dated August 13, 1987.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3316 Towne Ridge Drive, 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 my hand this the 6th day of July, 2011.

Covenant College Foundation, Inc.

BY: _____

ITS: MARC M. ERICKSON, EXEC. DIR.

BILL GARRETT, Davidson County
Trans:T20110040956 DEEDWARR
Recvd: 07/08/11 09:28 2 pgs
Fees:13.00 Taxes:341.14
20110708-0052299

STATE OF TN
COUNTY OF HAMILTON

Before me, a Notary Public in and for said State and County, personally appeared Marc M. Erickson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Director of the maker, Covenant College Foundation, Inc., and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 6th day of July, 2011.

My Commission expires 10/09/13

Michelle J. Hall
Notary Public

