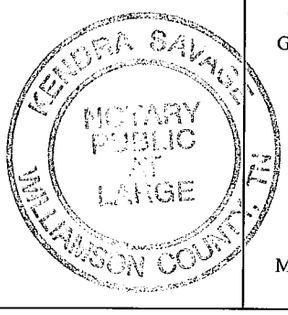
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/11 08:50 2 pgs
Fees:13.00 Taxes:355.20
20110715-0054119



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 6-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald H. Gray, II	Mortgage Investors Group	149/06/0/043.00
(NAME)	(NAME)	
5001 Pebble Creek Drive	8320 E Walker Springs Ln Ste 200	
(ADDRESS)	(ADDRESS)	2011-0277
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, Charles W. Neighbors, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald H. Gray, II, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 5, Pebble Creek Subdivision, of record in Book 5210, page 308, Regiser's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed, filed April 8, 2010, as Instrument No. 20100408-0026681, in the Register's Office of Davidson County, Tennessee.

and

Being the same property conveyed to Charles W. Neighbors by Special Warranty Deed of Federal Home Loan Mortgage Corporation, dated August 11, 2010, of record in Instrument No. 20100812-0063738, Register's Office of Davidson County, Tennessee.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2011 Tax a lien but not yet due and payable. Map & Parcel No. 149-6-0-043.00 Restrictive covenants of record in Book 5634, page 489, Register's Office of Davidson County, Tennessee. Building lines and easements as shown on the plat of Pebble Creek, filed August 1, 1980, recorded in Plat Book 5210, page 308, Register's Office of Davidson County, Tennessee.

This property, known as 5001 Pebble Creek Drive, Antioch, TN 37013
(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 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/our hand(s) this 12TH DAY OF JULY, 2011.

Charles W. Neighbors

Charles W. Neighbors

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Neighbors, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2011.

Notary Public

My Commission Expires: 6-9-12

(SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

True Copy Certification

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

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-16-2013