WARRANTY DEED

G-RF-11-619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

TENNESSEE NOTARY PUBLIC (AFFIX SEAL) STATE OF DAVIDSON COUNTY MARY FRANCES RUDY

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
Rachel Renee Wayne	Rachel Renee Wayne	
619 Truxton Drive (ADDRESS)	619 Truxton Drive (NAME)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (ADDRESS) (CITY) (STATE) (ZIP)	96-11-143.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOTYAR AND RAJAB INVESTORS GROUP, A PARTNERSHIP COMPOSED OF JOTYAR M. HUSSEIN AND RAJAB H. MOHAMMED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL RENEE WAYNE AND STACY KRICHELLE WAYNE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 LOT 61, HICKORY BEND, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 38, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOTYAR AND RAJAB INVESTORS GROUP BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-OPT 1, RECORDED ON THE 5TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100805-0061541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 619 Truxton Drive, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 26th day of October, 2011.

Jotyar and Rajab Investors Group, a partnership composed of Jotyar M. Hussein and Rajab H. Mohammed

Jotyar M. Hussein

Rajab H. Mohammed

BILL GARRETT, Davidson County
Trans:T20110067901 DEEDWARR
Recvd: 10/31/11 09:20 2 pgs
Fees:13.00 Taxes:444.00
20111031-0084304

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of October, 2011, before me personally appeared Rayjab H. Mohammed and Jotyar M. Hussein, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of Jotyar and Rajab Investors Group, the within named bargainor, a partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of October, 2011.

Shauna Daniels
Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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