WARRANTY DEED

AC12-0761

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

Subscribed and sworn to before me this 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

SUSAN L. HELM CLERK WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Andrady	Mortgage Investors Group	
761 Roycroft place (ADDRESS)	8320 East Walker Springs Lane (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	105-10-238.00

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 PATRICK JOHN PAINE, UNMARRIED AND JENNIFER MARY GILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD ANDRADY, MARRIED, 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 No. 17 on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Plat Book 421, Page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick John Paine, unmarried and Jennifer Mary Gill, unmarried by Deed from Harold G. Bowers, an unmarried man, of record in Instrument No. 20040803-0092993, Register's Office for Davidson County, Tennessee, dated July 30, 2004.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 176; Book 564, page 246, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 761 Roycroft place, Nashville, Tennessee 37203
(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 31st day of May, 2012.

Patrick John Paine

Jennifer Mary Gill

BILL GARRETT, Davidson County
Trans:T20120042416 DEEDWARR
Recvd: 06/08/12 10:29 2 pgs
Fees:13.00 Taxes:937.95

20120608-0050185

STATE OF Tennessee
COUNTY OF Davidson

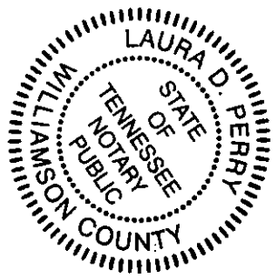
On this the 31st day of May, 2012, before me personally appeared Patrick John Paine, unmarried and Jennifer Mary Gill, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959