Box 44

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

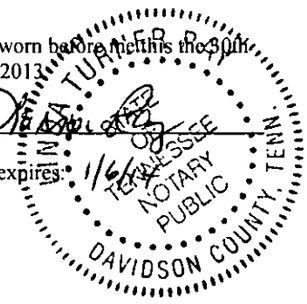
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 30th day of January, 2013.

Notary Public
My commission expires: 1/6/14



BILL GARRETT, Davidson County
Trans: T20130008555 DEEDWARR
Recvd: 01/31/13 11:49 2 pgs
Fees: 13.00 Taxes: 1332.00
20130131-0010146

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chris J. Keyser 818 Wilson Blvd Nashville, TN 37215	Mortgage Investors Group 8320 E. Walker Springs Lane, Ste 200 Knoxville, TN 37923	116-4-F-1CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL T. BECKHAM AND BRENDA BECKHAM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRIS J. KEYSER AND WHITNEY A. KEYSER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Wilson Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions an d Restrictions for Wilson Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158545, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Wilson Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158545, and bylaws appended there to as Exhibit "C" said register's Office are incorporated hereby refernc4e and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being all of the property conveyed to Jill T. Beckham by Quitclaim Deed from Michael T. Beckham of record in Instrument No. 20080130-0009671; dated January 28, 2008, said Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michael T. Beckham by deed from Jill T. Beckham dated May 12, 2010 of record in Instrument No. 20100514-0037112, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 818 Wilson Blvd, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of January, 2013.

Michael T. Beckham

Brenda Beckham

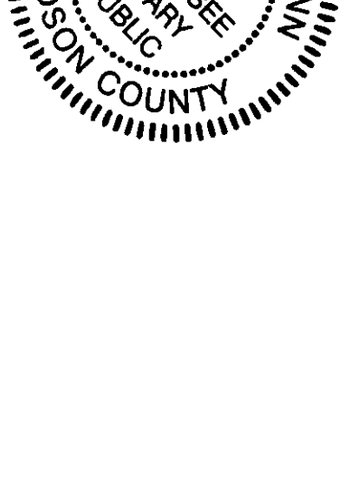
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael T. Beckham and Brenda Beckham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2013 .

My commission expires: 9/9/14

Notary Public



MTB BB