WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$199,900.00.** Kristen Bobb Affiant Subscribed and sworn to before me, this the 12th day of February, 2013. A. S. M Notary Public My commission expires: 7-9-15 (AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Michelle Miles**	Send Tax Bills To: MORTGAGE INVESTORS GROUP	Map-Parcel Numbers **Map 061-14-0 Parcel 058-00**
1067 Horseshoe Drive	8320 E. WALKER SPRINGS LANE SUITE 200	
Nashville, TN 37216	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Westward Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Miles, 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 the 11th Civil District of Davidson County, Tennessee, being Lot Number 39 on the plan of Locust Grove, not of record, described according to a survey by Anderson and Gee, January 22, 1948 and also known as Locust Grove Estates of record in Book 1424, Page 11 (erroneously referenced as not of record in a prior Deed recorded in Instrument No. 20120305-0019155), in the Register's Office of Davidson County, Tennessee, as follows:

BEGINNING on the northerly margin of Horseshoe Drive at a point 60 feet West of the southwest corner of the property conveyed to Robert L. Rynam and wife, by deed from H. E. Richardson and wife, of record in Book 1417, Page 289, Register's Office for said County, being the corner of Lot Numbers 38 and 39; thence with line between said two lots, northwardly 175 feet to the common corner of Lot Numbers 38, 39, 58, and 59; thence with the line between Lot Numbers 38 and 39, westwardly 60 feet to the common corner of Lots Numbers 39, 40, 57, and 58; thence with the line between Lot Numbers 39 and 40, southwardly 175 feet to the northerly margin of Horseshoe Drive; thence with said Drive, eastwardly 60 feet to the beginning.

BEING the same property conveyed to Westward Properties, LLC, by Deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS-2006-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement,, of record in Instrument No. 20120809-0071026, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **1067 Horseshoe Drive, Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20130012286 DEEDWARR
Recvd: 02/13/13 10:32 2 pgs
Fees:13.00 Taxes:739.63
20130213-0014670

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 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 **February, 2013.**

Westward Properties, LLC

BY: _____ _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ben West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Westward Properties, LLC, a Tennessee limited liability company, within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **February, 2013.**

Diana L. Aubin
Notary Public

My Commission Expires: 11-15-15