WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~162,000.00~~

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

MIG13-0329

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
Derek C. Adamson	Mortgage Investors Group	
329 Moncrief Avenue	8320 East Walker Springs Lane	
Goodlettsville, TN 37072	Knoxville, TN 37923	018-16-213.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHARLES E. ADAMSON AND JANELDA ADAMSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK C. ADAMSON, A MARRIED MAN, 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. 2 on the Plan of MONCRIEF RESUB OF LOTS 26 THRU 28, of record in Plat Book 8250, Page 672, 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 Charles E. Adamson and Janelda Adamson, husband and wife by Deed from Manuel C. Llangari and Julia B. Romero, husband and wife of record in Instrument No. 20100721-0056949, Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 21, 2010.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 8250, page 672, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 329 Moncrief Avenue, Goodlettsville, Tennessee 37072
(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 8th day of February, 2013.

Charles E. Adamson

Janelda Adamson

BILL GARRETT, Davidson County
Trans:T20130012552 DEEDWARR
Recvd: 02/14/13 09:02 2 pgs
Fees:13.00 Taxes:599.40

20130214-0014987

STATE OF Tennessee
COUNTY OF Davidson

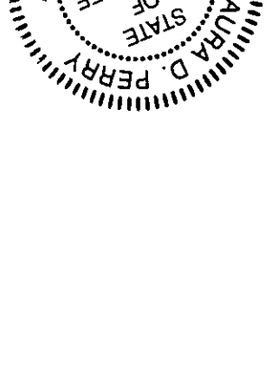
On this the 8th day of February, 2013, before me personally appeared Charles E. Adamson and Janelda Adamson, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of February, 2013.

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