RETURN TO:

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

THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130097084 DEEDWARR
Recvd: 11/14/13 12:16 2 pgs
Fees:13.00 Taxes:636.40
20131114-0117705

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ruthie Sayles and Marsha W. Lindsey 1114 Granada Avenue Nashville, Tennessee 37206	Mortgage Investors Group 8320 East Walker Springs Ln, Ste 300 Knoxville, TN 37923	083 01 0 399.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **VINCENT BRYCE EICHELBERGER AND ELIZABETH C. EICHELBERGER**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RUTHIE SAYLES AND MARSHA W. LINDSEY**, both unmarried, as **Joint Tenants with Right of Survivorship,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 44 on the Map of J.B. Hancock's East End Addition, of record in Plat Book 57, page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vincent Bryce Eichelberger and wife, Elizabeth C. Eichelberger by Warranty Deed from Robert H. Braswell, of record in Instrument No. 200602020013108, date 1/18/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **1114 Granada Avenue, Nashville, Tennessee 37206 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **28th** day of **October**, **2013**:

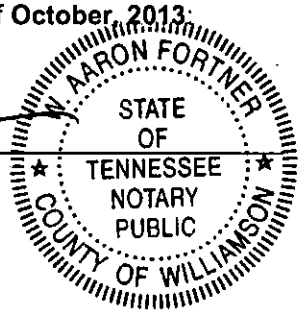
Vincent Bryce Eichelberger, by Micah Phillips, Attorney in Fact
Vincent Bryce Eichelberger, by Micah Phillips, Attorney in Fact

Elizabeth C. Eichelberger, by Micah Phillips, Attorney in Fact
Elizabeth C. Eichelberger, by Micah Phillips, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 28th day of October, 2013, before me personally appeared **Micah Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **VINCENT BRYCE EICHELBERGER AND ELIZABETH C. EICHELBERGER**, and who acknowledged that such person executed the same as the free act and deed of **VINCENT BRYCE EICHELBERGER AND ELIZABETH C. EICHELBERGER** . Witness my hand and official seal, this the 28th day of **October, 2013**.

Notary Public



My Commission Expires: 6.3.14

STATE OF TENNESSEE

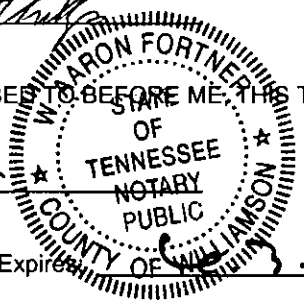
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $172,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2013:

Notary Public



My Commission Expires: 6.3.14