PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10690 PG 620

W & I Ref: (fh) Title No: 39407
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John G. Smith, Jr. 126 43th Avenue North Nashville, TN 37209	United Funding Group, Inc. 5115 Maryland Way,#36 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 103-08-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 108,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry McKee and spouse, Hannah K. McKee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Smith, Jr., unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the Map of C.H. Tritschler's Subdivision of Lots No. 347, 348 and part of 349, west lawn of record in Plat Book 843, Page 51, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the easterly margin of Jessica Avenue and extends back between parallel lines 195 feet to a dead line in the rear.

BEING the same property conveyed to Larry McKee and wife, Hannah K. McKee by deed from Robert Dale Millard, married of record in Book 7669, Page 495, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 126 43th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 1997.

Larry McKee

Hannah K. McKee

State of Tennessee
County of Davidson

On this 17th day of November, 1997, before me the undersigned authority, personally appeared **Larry McKee** and **Hannah K. McKee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 108,500.00

Affiant

Sworn and subscribed before me on the 17th day of November, 1997.

LINDA G. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/00

97 NOV 20 AM 9:42

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0371728

IDENTIFICATION REFERENCE

0297 11/20 0101 03CHECK 410.45

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10690 PG 622

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
TOTAL 410.45
CHECK 410.45

11/20/97 01 09:54 0001 0297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371728
IDENTIFICATION REFERENCE

97 NOV 20 P1 9:42
REGISTER
DAVIDSON COUNTY, TN.
FELIX Z.

No. 1222868