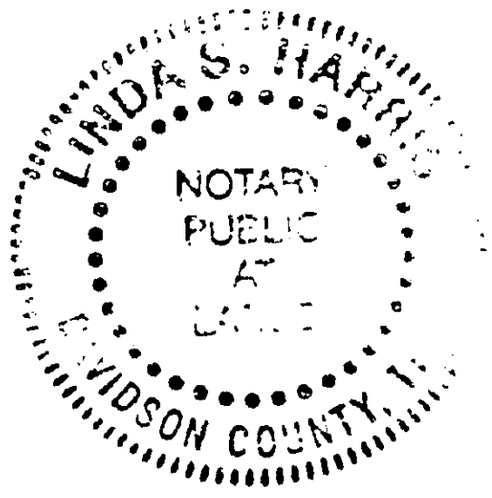
BOOK 11563 PAGE 424



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Emily Dees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Benoy	United Funding Group, Inc.	83-5
(NAME)	(NAME)	
1106 Calvin Avenue	105 Westwood Place, #220	235
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Brentwood, TN 37027	23W 09105
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Gustamante and wife, Camille Rojas

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

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:

Being Lot No. 11 of Block "B" on the Plan of Wakefield Smith Company's Subdivision of Lots Nos. 55 and 56 of FO Beasley's Plan of record in Book 843, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No 11 of Block "B" fronts 41.0 feet on the southerly side of Calvin Avenue and runs back between parallel lines 178.0 feet to a dead line.

Being the same property conveyed to Richard Gustanante and wife, Camille Rojas by deed from EG White Construction Co of record in Book 10521, page 376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

99 JUL -8 AM 8:56
RECEIVED
DAVIDSON COUNTY TN
REGISTER'S OFFICE
FEE $.00
IDENTIFICATION & REFERENCE
060150

unimproved ( )
This is improved (X) property, known as 1106 Calvin Avenue, Nashville, Tennessee 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hand s this 30th day of June 19 99

Richard Gustamante By Linda Allen, Atty in Fact
Richard Gustamante

Camille Rojas By Linda Allen, Atty in Fact
Camille Rojas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Gustamante and wife, Camille Rojas

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June 19 99.

Commission expires May 28, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 30th day of June, 19 99, personally appeared before me, Ben Anderson Allen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Richard Gustamante and Camille Rojas and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30th day of June, 19 99

My commission expires 5-28-2000

Notary Public

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06091 50

IDENTIFICATION REFERENCE

99 JUL -8 AM 8:56

ALAN MCWHERTER
REGISTER
DAVIDSON COUNTY, TN.

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CASH
140000.00
CON TX 518.00
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00
07/08/99 01 08:58 0001 9752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488124