# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(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 |
|---|---|---|
| Lauray Monroe (NAME) | United Funding Group, Inc. (NAME) | 82-12 |
| 817 Ramsey Street (ADDRESS) | 105 Westwood Place, #220 (ADDRESS) | 85 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 19W 01850 |

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, Robert D Shemin

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

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 part of Lot No 21 on the Plan of Subdivision of the Home Block of the Neill S Brown Addition to Nashville of record in Plan Book 2, page 100, Chancery Court at Nashville, described as follows:

being Lot No 1-B of an unrecorded plat and beginning at a point in the northeast margin (corner) of Neil Street and Silverdeen Place; thence with the eastrly margin of Neill Street, northwardly 145 feet to a point; thence eastwardly and parallel with the north margin of Silverdeen Place (formerly Georgia Street) 41 feet to a point; thence southwardly and parallel to Neill Street 145 feet to a point in the northerly margin of Silverdeen Place; thence westwardly with the northerly margin of Silverdeen Place 41 feet to the beginning.

Being the same property conveyed to Robert D Shemin by deed from George E Lockett and wife, Patricia W Lockett of record in Book 9008, page 633, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/04/00 08:12 2pgs
Fees:11.00 Taxes:177.60

20001204-0118413

unimproved ( )
This is improved ( X ) property, known as 817 Ramsey Street, 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 my hand this 29th day of November, 2000

Robert D Shemin

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 Robert D Shemin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of November, 2000.

Commission expires 5-2-01

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 _____, _____.

My commission expires _____

Notary Public