WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/02 09:48 2pgs
Fees:13.00 Taxes:406.63

20021121-0144658

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 4-26-03
(AFFIX SEAL)

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Carsella Barnes Stowers (NAME)	United Funding Group, Inc. (NAME)	119 5
303 Elberta Street (ADDRESS)	105 Westwood Place, #220 (ADDRESS)	414
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	6DA 14515

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, American Consulting Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carsella Barnes Stowers 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:

Land in Davidson County, Tennessee, being Lot No 8 on the map of a resubdivision of a part of Block 27 in Cumberland Nurseries of record in Book 161, page 139, Register's Office for said County.

Beginning at a point in the southerly margin of Elberta Street, same being a point between Lots 9 and 8 as shown on the map of resubdivision of a part of Block 27 in the Cumberland Nurseries of record in Book 161, page 139, Register's Office for Davidson County, thence westerly 50 feet along the margin of Elberta Street to a point; thence 119.58 feet south to a point; thence easterly 50 feet to a point; thence northerly 119.58 feet to point of beginning.

Being the same property conveyed to American Consulting Corporation and by deed from Dale Hire dated June 2002 of record as Instrument #20020628 0078337 said Register's Office. Dale Hire obtained title to said property from American Consulting Corporation dated June 2002 & of record as #20020628 0078334,, Register's Office for Davidson County, Tennessee. American Consulting Corporation obtained title to said property from Dale Hire in deed dated May 2002 as #20020531 0065909, said Register's Office. Dale Hire obtained title to said property by Substitue Trustee's deed dated May 2002 as #20020530 0065565, said Register's Office. The Substitute Trustee's Deed was in regards to a foreclosure of David W Shacklett and wife, Anita F Shacklett. David W Shacklett and wife, Anita F Shacklett obtained title to said property in November 1994 of record in Book 9515, page 773, said Register's Office.

unimproved ( )
This is improved (X) property, known as 303 Elberta Street, Nashville, Tennessee 37210
(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 18th day of November, 2002

American Consulting Corporation
By: Dale Hire
Dale Hire, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dale Hire and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the American Consulting Corporation the within named bargainor, and corporation, and that he as such President 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 Dale Hire as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 18th day of November, 2002 .

My commission expires 4-20-05

MARK ROBERTSON KILPATRICK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public