WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor B. Nolasco (NAME)	United Financial Mortgage Corp. (NAME)	MAP 119-100
2815 Live Oak Road (ADDRESS)	815 Commerce Drive (ADDRESS)	PARCEL 16800
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Oak Brook, IL 60523 (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, Charles E. Ferrell, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor B. Nolasco and wife, Janet W. Nolasco

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:

Property located at: 2815 Live Oak Rd, DAVIDSON COUNTY, Nashville, TN 37210
AND:

Land in Davidson County, Tennessee, being Lot NO. 7 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 7 fronts 55 feet on the westerly side of Live Oak Road and runs back between lines 187 feet on the north line and 202.5 feet on the south line to a dead line in the rear measuring 116.6 feet thereon.

Being the same property conveyed to Charles E. Ferrell and wife, June W. Ferrell on 07-09-99, by deed from Connie H. Lindner and SAndra H. McKinley and Pamela H. Greer and Melba H. Goodwin sole heis at law of Melvin J. Harris, deceased, filed for record on 07-13-99, in Book 11570, page 470, Register's Office for Davidson County, Tennessee. The said June W. Ferrell having since died.
DOT:
This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 1835, page 1, said Register's Office, incuding any restrictions ancillary thereto; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 2815 Live Oak Road, 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 our hand s this 18th day of March 2004

Charles E. Ferrell

Davidson County DEEDWARR
Recvd: 03/26/04 10:49 2pgs
Fees:13.00 Taxes:266.40

20040326-0034425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Ferrell, a widower.

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 Old Hickory, Tennessee, this 18th day of March, 2004.

Commission expires _____

Notary Public

ERIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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