Davidson County DEEDWARR
Recvd: 09/16/04 13:18 4pgs
Fees:23.00 Taxes:409.96

20040916-0111763

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
396541 6192212
Sarah Myers

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Steven Graham & Ashley Keller	(NAME) Steven Graham & ~~SAME~~ Ashley Keller	108-08-5.00
(STREET ADDRESS OR ROUTE NUMBER) 3129 Noble Valley Drive	(STREET ADDRESS) 3129 Noble Valley Drive	
(CITY) Nashville, (STATE) TN (ZIP) 37214	(CITY) Nashville, (STATE) TN (ZIP) 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Monument Street Funding, LLC a limited liability company organized and exisiting under the laws of the _____ have this day bargained and sold, and do hereby transfer and convey unto the said Steven Graham and Ashley Keller *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 110,800.00

Affiant Pam M Broom

Subscribed and sworn to before me this the 2nd *day of* September, 2004

Notary Public _____

My commission expires: _____ (Affix Seal)

WAYNE E. TODD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 24, 2005

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 3129 Noble Valley Drive, Nashville, TN 37217
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 this July *day of* 28, 2004, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Monument Street Funding, LLC

By: Centurion Funding Inc., Its: Managing member

By: _____

Printed Name: Judy L Swanson

(Corporate Seal)

STATE OF NC
COUNTY OF Wake

Before me, Mae Harrington, *a Notary Public of the State and County aforesaid, personally appeared* Judy L Swanson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* self *to be* AVP *of Centurion Funding Inc., managing member for Monument Street Funding, LLC, a* _____, *the within named bargainor, a* AVP, *and that* he *as such* AVP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* _____ *by* self *as* AVP.

Witness my hand and official seal, at office in _____, *this* 28 *day of* July, 2004.

Mae Harrington

Notary Public

(This area for official notarial seal)

My Commission Expires:

OFFICIAL SEAL
Notary Public - North Carolina
MAE HARRINGTON
Wake County
My Commission Expires Aug. 25, 2007

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 161 ON THE PLAN OF SECTION TWO, LARCHWOOD, OF RECORD IN BOOK 5200, PAGES 57, 58, AND 59, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 161 FRONTS 85.02 FEET ON THE WESTERLY MARGIN OF NOBLE VALLEY DRIVE AND EXTENDS BACK 162.12 FEET ON THE NORTHERLY LINE AND 158.21 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 76.76 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MONUMENT STREET FUNDING, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICE OF TN, LLC AS SUBSTITUTE-TRUSTEE, FILED FOR RECORD 4-28, 2004, IN ~~BOOK~~, ~~AT PAGE~~, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *

INST NO: 20040428004743