	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$76,000.00** Affiant Subscribed and sworn to before me, this the 25th day of February, 2005. Notary Public My commission expires: 3-1-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan L. Steeno	**United Financial Mortgage Corp.**	117-03-B-175.00-CO
2601 Hillsboro Pike #L 1	**815 Commerce Drive, Ste 100**	Davidson County DEEDWARR Recvd: 03/01/05 10:47 2 pg: Fees:13.00 Taxes:281.20
Nashville, TN 37212	**Oak Brook, IL 60523**	20050301-0022283

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Simmons, unmarried

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

Susan L. Steeno and husband, David G. Steeno

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, TN, being Unit No. L-1 on the Plan of The Villager, of record in Plat Book 5200, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Robert Simmons, an unmarried person, by deed from Nancy Swystun, a married person, of record in Instrument #20010213-0013751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (____) Unimproved (____) property, known as **2601 Hillsboro Pike #L 1, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 25th day of February, 2005.

Robert Simmons

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 Simmons**, unmarried, 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 on this **25th** day of **February, 2005.**

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN