Box 34

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph A. Siano	Southeastern Financial, Inc.	Map 135
2509 Somerset Drive	750 Old Hickory Blvd., #2	Group 16-0-A
Nashville, TN 37217	Brentwood, TN 37027	Parcel 060.00-CO

FOR AND IN 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

Lynn B. Ray and wife, Cynthia D. Ray

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joseph A. Siano and Patricia E. Walker, both 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:

BEING Lot No. 75, on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village, of record in Book 5200, Pages 186, 187, 188, & 189, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lynn B. Ray and wife, Cynthia D. Ray, as tenants by the entirety, by deed from Richard A. Schnacke and wife, Laura M. Schnacke, of record in Book 8576, Page 117, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4827, Page 14; Book 5465, Page 561; Book 5588, Page 429; Book 7751, Page 907 and Book 5425, Page 297, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 186-189, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2509 Somerset Drive, Nashville, TN 37217

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 hands this 25th day of April, 2005.

Lynn B. Ray

Cynthia D. Ray

Davidson County DEEDWARR
Recvd: 04/28/05 09:26 2 pgs
Fees:13.00 Taxes:517.63

20050428-0047239

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 Lynn B. Ray and wife, Cynthia D. Ray, 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 Nashville, Tennessee, this 25th day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

