Davidson County DEEDWARR
Recvd: 07/07/05 08:59 2 pgs
Fees:13.00 Taxes:314.50

20050707-0077939

WARRANTY DEED

B-RME-05-0242

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Strader	Professional Mortgage Group	
242 Antioch Pike (ADDRESS)	222 Robert Rose Drive (ADDRESS)	133-02 118.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW STRADER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NUMBER 7 ON THE PLAN OF THE SUBDIVISION OF THE REAL ESTATE OF HINCHEY PEYWAY, DECEASED, OF RECORD IN MINUTE BOOK "I", PAGE 442, CHANCERY COURT IN NASHVILLE AND BEING LOT 8 AND THE EASTERLY 25 FEET OF LOT 9 ON THE UNRECORDED MAP OF A.C. ROTHS SUBDIVISION DESCRIBED ACCORDING TO A SURVEY BY Z.J. WILKINSON, SURVEYOR, MAY 3, 1940, AS FOLLOWS: SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF ANTIOCH PIKE AND RUN BACK 164.3 FEET MORE OR LESS ON THE WESTERLY LINE AND 165.7 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY TRUSTEE'S DEED FROM ROBERT M. WILSON, JR., AS SUCCESSOR-TRUSTEE, RECORDED ON THE 25TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031125-0171030, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to United Guaranty Residential Insurance Company by Special Warranty Deed as of record in Instrument# 20050707-0077938, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 242 Antioch Pike, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of June, 2005.

United Guaranty Residential Insurance Co.

By:

Title: Vice President

By:

Title: Asst. Secretary

UNITED GUARANTY RESIDENTIAL INSURANCE CO. CORPORATE SEAL NC

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~Davidson~~ Guilford

Personally appeared before me the undersigned a Notary Public for said County and State, Thomas S. Routh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Vice President of United Guaranty Residential Insurance Company, the within named bargainor, a corporation, and that he as such Thomas S. Routh being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Vice President.

Witness my hand and official seal at 230 N. Elm St.
on this 10th day of June, 2005.

Donna W. Samsel
NOTARY PUBLIC

My Commission Expires: 11/19/07



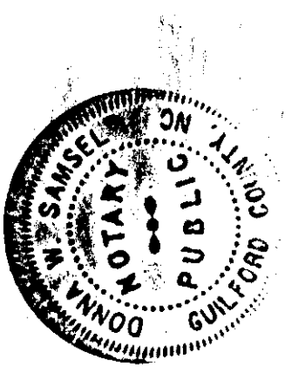
STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~Davidson~~ Guilford

Personally appeared before me the undersigned a Notary Public for said County and State, Benton Neese, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Asst. Secretary of United Guaranty Residential Insurance Company, the within named bargainor, a corporation, and that he as such Benton Neese being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Asst. Secretary.

Witness my hand and official seal at 230 N. Elm St.
on this 10th day of June, 2005.

Donna W. Samsel
NOTARY PUBLIC

My Commission Expires: 11/19/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903