RETURN TO:

Richmond Title Services
209 10th Ave S Ste 349
Nashville, TN 37203

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
431388 6655150
Sarah Fiegenbaum

Davidson County DEEDWARR
Recvd: 07/08/05 12:20 4 pg
Fees:23.00 Taxes:381.10
20050708-0079254

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 150-05-0 058.00
LAURA B. RINGER	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
2914 Anderson Rd. Nashville, Tn 37217		

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-II, LLC a Limited Liability Company organized and exisiting under the laws of the State of Delaware have this day bargained and sold, and do hereby transfer and convey unto the said LAURA B. RINGER, An Unmarried Woman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* $103,000.00

Affiant _____

Subscribed and sworn to before me this the 7th *day of* July, 2005

Notary Public Theresa C. Richardson

My commission expires: 5-30-07 *(Affix Seal)*

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

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 2914 Anderson Road, 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 20 *day of* June, 2005, *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-II, LLC
By: Monument Street Funding, LLC, its managing member
By: Centurion Funding, Inc., its managing member

By: _____

Printed Name: Judy Swenson

Its: AVP

(Corporate Seal)

MONUMENT STREET FUNDING II, LLC
CORPORATE SEAL

STATE OF NC
COUNTY OF Wake

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

Witness my hand and official seal, at office in Raleigh, NC, *this* 20 *day of* June, 2005.

Mae Harrington

Notary Public
My Commission Expires:

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

File No.: 20042267

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 639 on the Plan of Edge-O-Lake Estate, Section 12 of record in Plat Book 3842, Page 236. Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to J. D. Harrison and wife, Lola Mae Harrison of record in Book 7692, Page 70, said Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Monument Street Funding-II, LLC from Aaron D. Reeves dated January 27, 2005, recorded February 08, 2005 in Instrument No #: 200502080014365, in said office of the Chancery Clerk of Davidson County, Tennessee.

PIN: 150-05-0058.00

Address: 2914 Anderson Road, Nashville, Tennessee 37217