WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Becky Stallbaumer (NAME)	FMF Capital, LLC (NAME)	MAP 033-12
511 Kathy Avenue (ADDRESS)	25 Century Blvd., Suite 606 (ADDRESS)	PARCEL 066
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND 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, Beverly Hunley Claiborne and husband, Garvin Claiborne

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

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, Tennessee, being Lot No. 208 on the plan of Gatewood, Sec. I, as of record in Book 3300, Pages 47-52, both inclusive, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 120 feet on the southerly side of Kathy Avenue and runs back 153.6 feet on the easterly line and 134 feet on the westerly line to a dead line in the rear on which it measures 59.7 feet.

Being the same property conveyed to Joseph Edward Hunley and wife, Beverly G. Hunley by Warranty Deed dated April 20, 1966, from Jones Lumber Company, Incorporated, of record in Book 4008, Page 568, Register's Office for Davidson County, Tennessee. The said Joseph Edward Hunley having since died. Beverly G. Hunley having since married and is now known as Beverly Hunley Claiborne.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Garvin Claiborne joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This is improved (X) property, known as 511 Kathy Avenue, Goodlettsville, TN 37072 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 31st day of August, 2005

Beverly Hunley Claiborne

Garvin Claiborne

Davidson County DEEDWARR
Recvd: 09/13/05 16:21 2 pgs
Fees:13.00 Taxes:439.93

20050913-0110283

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 Beverly Hunley Claiborne and husband, Garvin Claiborne

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 Goodlettsville, Tennessee, this 31st day of August, 2005.

Commission expires 9/22/07

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public