Davidson County DEEDWARR
Recvd: 10/13/05 13:19 2 pgs
Fees:13.00 Taxes:283.05

20051013-0123567

FILE NO: 2005115

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) A Place In The Sun, Inc.	(NAME) Same as new owner	Map 71-11, Parcel 150
(STREET ADDRESS) 5543 Edmondson Pike, # 68	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MARIA RITA VIRAMONTES, EXECUTRIX of the ESTATE OF BEVERLY JUNE UNGER, DECEASED,** has this day bargained and sold, and does hereby transfer and convey unto the said **A PLACE IN THE SUN, INC., a Tennessee corporation**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of S. A. Buchaman's Resubdivision of Lots in Trinity Heights Addition, of record in Book 547, page 166, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 14 fronts 50 feet on the northerly side of Pullen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to H. H. Unger and wife, Zelma Neal Unger by deed of record in Book 1238, page 593, Register's Office, Davidson County, Tennessee. The said H. H. Unger and wife, Zelma Neal Unger having since died, he having predeceased her and she having died testate. By will of record in Will Book 187, page 407, Probate Court of Davidson County, Tennessee, the above-described property was devised to Beverly Unger. Beverly Unger a/k/a Beverly June Unger having since died and by will of record in Vol. 5627, page 150671, Probate Court of Davidson County, Tennessee, the executrix of the estate, Maria Rita Viramontes was directed to sell the above-described property by certified copy of the Order Approving Settlement recorded as Instrument #20051013-0123566 said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $76,500.00.

Subscribed and sworn to before me this the 12th day of October, 2005.

Affiant

My commission expires: 10-21-06

Notary Public

NOTARY PUBLIC AT LARGE · NASHVILLE · DAVIDSON COUNTY · TENNESSEE

This is improved property known as 335 Pullen Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its 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 Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

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 12th day of October, 2005.

ESTATE OF BEVERLY JUNE UNGER, DECEASED

By: Maria Rita Viramontes
Maria Rita Viramontes, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, **MARIA RITA VIRAMONTES,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the **ESTATE OF BEVERLY JUNE UNGER, DECEASED** and is authorized to execute this instrument on behalf of the **ESTATE OF BEVERLY JUNE UNGER, DECEASED.**

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2005.

Notary Public
My Commission Expires: 10-3-2006

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.