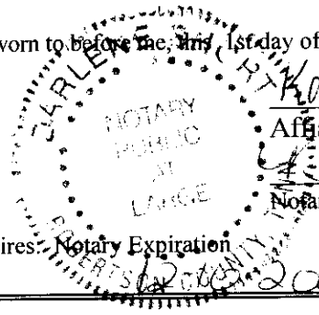
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214

Box 41

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Subscribed and sworn to before me, this 1st day of May, 2002,

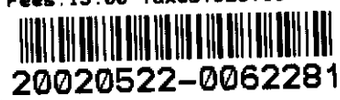


Kareem Hedayat
Affiant

Notary Public

Commission Expires: Notary Expiration 12-04-2003

Davidson County DEEDWARR
Recvd: 05/22/02 10:23 2pgs
Fees:13.00 Taxes:529.10



20020522-0062281

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10791

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kareem Hedayat **129 Carriage Drive** **Nashville, Tennessee 37221** MAP & PARCEL NO. **142-02-0/103.00**	**SouthStar Funding LLC** **400 Northridge Road , Ste. 1120** **Atlanta, GA 30350**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

William P. Niederst unmarried and William C. Niederst and wife, Patricia A. Niederst

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Kareem Hedayat, married

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 102 on the Plat of Cross Timbers, Section 3, as of record in Plat Book 4175, Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 85.0 feet on the west margin of Carriage Drive and extends back 152.2 feet on the north line and 151.8 feet on the south line, to a line on the rear on which it measures 87.01 feet.

Being the same property conveyed unto William P. Niederst, William C. Niederst and Patricia A. Niederst by Warranty Deed from Donald K. Loftis and wife, Valerie S. Loftis, dated August 31, 1998, recorded September 2, 1998, in Book 11096, page 352, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **129 Carriage Drive, Nashville, Tennessee 37221**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **May 01, 2002** .

William P. Niederst by: William C. Niederst, Attorney-in-fact

William P. Niederst, Grantor By: William C. Niederst, Attorney –In- Fact

William C. Niederst

William C. Niederst, Grantor

Patricia A. Niederst

Patricia A. Niederst, Grantor

State of Tennessee
County of Davidson

On this 1st day of May, 2002, before me personally appeared **William C. Niederst and wife, Patricia A. Niederst** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who xecuted the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires: Notary Expiration

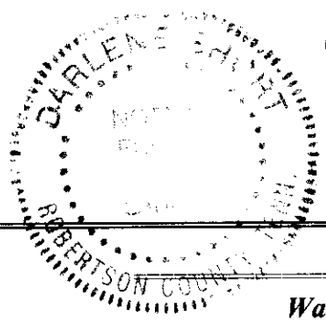
12-10-2003

Darlene Strut
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of May , 2002 , before me personally appeared William C. Niederst, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William P. Niederst as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said William P. Niederst.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 1st day of May, and 2002.



Darlene Strut
NOTARY PUBLIC
My Commission Expires: 12-10-2003

Warranty Deed