RECORD & RETURN TO:
NATIONS TITLE AGENCY OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027 OCTN0835 BOX 33B

WARRANTY DEED

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25. 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Clingman	SOUTHSTAR FUNDING	MAP 86-14-O-B
(NAME)	(NAME)	
3528 Greenwood Drive	400 NORTHRIDGE RD., STE. 650	PARCEL 147 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	ATLANTA, GA 30350	
(CITY) (STATE) (ZIP)	(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, Juanita M. Binkley Brown f/k/a Juanita M. Binkley and husband, David G. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Clingman and wife, Deanna Clingman

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:

BEING Lot No. 97, on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 538 and 539, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Juanita M. Binkley, unmarried, by deed from David C. Holloway, Jr. and wife, Karen S. Holloway, of record in Book 10852, Page 154, Register's Office for said County. The said Juanita M. Binkley having since married and is now known as Juanita M. Binkley Brown.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7940, Page 565; Book 7628, Page 6; Book 8543, Page 37; Book 7170, Page 987; and Book 7171, Page 4, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 538 and 539, said Register's Office.

The said David G. Brown joins in this conveyance to convey any and all marital interest he may have in said property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3528 Greenwood Drive, Hermitage, TN 37076
(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 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 15th day of July, 20 02

Juanita M. Binkley Brown

Juanita M. Binkley Brown

David G. Brown

Davidson County DEEDWARR
Recvd: 07/19/02 12:54 2pgs
Fees:13.00 Taxes:522.07

20020719-0087158

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 Juanita M. Binkley Brown f/k/a Juanita M. Binkley and husband, David G. Brown

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 20 02.

Commission expires _____

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Juanita M. Binkley Brown and Juanita M. Binkley being one and the same person.