640

P00640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Rebecca Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA HOWELL (NAME)	SOUTHSTAR FUNDING, LLC (NAME)	MAP 52-8
1188 SIOUX TERRACE (ADDRESS)	400 NORTHRIDGE ROAD SUITE 1120 (ADDRESS)	PARCEL 105.00
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	ATLANTA, GA 30350 (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, HORACE LEE SMITH, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA HOWELL, AN UNMARRIED PERSON

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. 183 on the Plan of Section 4, Sequoia Valley, of record in Book 5200, page 215, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 100 feet on the broken southerly margin of Sioux Terrace and extends back 152.50 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 115.20 feet thereon.

Being the same property conveyed to Horace Lee Smith, Jr., unmarried, by deed of record in Book 11075, page 287, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/29/02 09:35 2pgs
Fees:13.00 Taxes:369.63
20020829-0104593

unimproved ( )
This is improved (X) property, known as 1188 SIOUX TERRACE, MADISON, TENNESSEE 37115
(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 2nd day of April 2002

Horace Lee Smith, Jr.
HORACE LEE SMITH, JR.

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 HORACE LEE SMITH, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 2nd day of April, 2002.

Commission expires November 27, 2004

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