WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/02 12:30 3pgs
Fees:18.00 Taxes:368.15

20021114-0141224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Scott E. Valentine Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2002

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 3000 BUSINESS PARK CR. SUITE 400, GOODLETTSVILLE, TENNESSEE 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT E. VALENTINE, JR. (NAME)	SOUTHSTAR FUNDING, LLC (NAME)	MAP 52-1
238 MADISON BLVD. (ADDRESS)	400 NORTHRIDGE ROAD SUITE 1120 (ADDRESS)	PARCEL 209
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	ATLANTA, GEORGIA 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, W. G. KERNEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT E. VALENTINE, JR., UNMARRIED

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 the Easterly part of Lot No. 16 and the Northerly part of Lot No. 17, of Block "D", on the Revised Plan of Power & Roth, Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, and descrived rother as follows:

Beginning at the southwest intersection of Madison Boulevard and Gallavista Avenue, thence with the margin of said Bouldevard Westerly 175 feet to a point; thence southerly 88.5 feet to a point in the line between Lots No. 16 and 17; thence with the line between said lots westerly 50 feet to a point; thence southerly 25 feet to a point; thence easterly 220 feet to a point in the westerly margin of Gallavista Avenue; thence with the margin of same, northerly 76.2 feet to the point of beginning.

Being the same property conveyed to W. L. Kernel and wife, Ethel T. Kernel by deed of record in Book 2097, page 401, Register's Office for Davidson County, Tennessee. The said Ethel T. Kernel having since died [illegible] and the said W. L. Kernel having since died and title being vested in their sole heir at law, W. G. Kernel.

LESS AND EXCEPT:

Land situated and being int he Eleventh Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the northerly part of Lot 17, of Block "D" on the Revised Plano f Powers and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Beginning at the northwesterly corner of Lot No. 17 thence easterly fifty (50)

CONTINUED

unimproved ( )
This is improved (X) property, known as 238 MADISON BLVD., 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 9th day of September, 2002

Walter G. Kernel

W. G. KERNEL

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 W. L. KERNEL, 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 GOODLETTSVILLE, Tennessee, this 9th day of September, 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

LEGAL DESCRIPTION CONTINUATION

feet along the northerly margin of said lot; thecne southerly twenty-five (25) feet; thence westerly fifty (50) feet; thence northerly twenty-five (25) feet to the point beginning.

Being the same property conveyed to Morris Korman and wife, Rachel Korman by deed of record in Book 3104, page 174, Register's Office for Davidson County, Tennessee.