Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077-1733

Davidson County DEEDQC
Recvd: 02/10/03 10:23 3pgs
Fees:17.00 Taxes:0.00
20030210-0017816

QUITCLAIM DEED

FROM: SHARON HAGER, ET AL
TO: LEXIE POTEETE, ET AL - 5334 Green Valley Court, Nashville, TN 37220
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: SOUTHSTAR FUNDING, L.L.C. 400 NORTHRIDGE ROAD S-1000, ATLANTA, GA 30350
MAP AND PARCEL NO. 16-5-7

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $0.00.

Lexie N. Poteete
Affiant

K.J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Subscribed and sworn to before me this 24TH day of January, 2003.

Notary Public K.J. Shelton
My Commission Expires AUG 24, 2003

My Commission Expires: 08/24/03

FOR AND IN CONSIDERATION OF THE payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Sharon Hager, Marguerite Boyers &, Becky Poteete hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto Lexie Poteete and wife, Becky Poteete a one third undivided interest, of our right, title, interest and claim in and to that certain tract or parcel of land in Davidson, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot Number 106, Oak Hill Estates, Section One, of record in Plat Book 3700, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Hager, Marguerite Boyers and Becky Poteete, by QuitClaim Deed, dated February 12, 2001, of record in Instrument No. 20010222-0016637 Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of Sharon Hager and husband, John Hager of record in Instrument No. 20030210-0017815 **Register's Office for Davidson County, Tennessee.**

The affidavit of Attorney in Fact is hereby added to and made a part hereof.
This conveyance is subject to all restrictions, encumbrances and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of January, 2003.

Sharon Hager
Sharon Hager
By: Marguerite Boyers, her atty-in-fact
Marguerite Boyers
Marguerite Boyers
Becky Poteete
Becky Poteete

STATE OF TENNESSEE
COUNTY OF SUMNER

K.J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Personally appeared before me, a Notary Public in and for the State and County, above, Marguerite Boyers & Becky Poteete, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and seal this 24th day of January, 2003.

K.J. SHELTON
My Commission Expires AUG 24, 2003

Witness my hand, at office this the 24th day of January, 2003.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County, above, Marguerite Boyers, in her capacity as Attorney in Fact for Sharon Hager and husband, John Hager, 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 Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

K.J. Shelton
Notary Public

My Commission Expires: 08/24/03

Notary Public
K. J. Shelton

My Commission Expires: 08/24/03

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Sharon Hager & husband, John Hager

STATE OF TENNESSEE

COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 24th day of January, 2003

Marguerite Boyers

Marguerite Boyers

SWORN to and subscribed before me, this 24th day of January, 2003

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003