WARRANTY DEED

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter E. Bolling (NAME)	South Star Funding LLC (NAME)	072-07
3818 Baxter Avenue (ADDRESS)	783 Old Hickory Blvd Ste 255 (ADDRESS)	PARCEL 140
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, Carl Michael Singer and Joan Lamb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter E. Bolling

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 the southerly 75 feet of the northerly 150 feet of Lot Nos. 62 and 63 on the Map of Kenmore Place; as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 75 feet on the westerly side of Oxford Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Carl J. Singer by Warranty Deed from George O. Singer and wife, Louise L. Singer of record in Book 4035, page 719, Register's Office for Davidson County, TN. The said Carl J. Singer having died intestate, a resident of Davidson County, Tennessee on September 24, 1995, leaving his only heirs-at-law as Carl Michael Singer and Joan Lamb.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 02/24/03 10:52 2pgs
Fees:13.00 Taxes:144.30
20030224-0023926

unimproved ( )
This is improved (X) property, known as 3109 Oxford Street, Nashville, TN 37216
(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 our hand S this 13th day of February, 2003

Carl Michael Singer

Joan Lamb

STATE OF TENNESSEE
COUNTY OF BARTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Michael Singer and Joan Lamb the bargainor, s AT LARGE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of February, 2003.

NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY

Commission expires My Commission Expires OCT. 25, 2003

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