File #200330143

KAREN M. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, **WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00.**

Hassan Moghadom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Moghadom, Jr., unmarried	Southstar Funding, LLC	Part of Map: 150-12-C-6
(NAME) 3525 Mt. View Ridge Drive	(NAME) 400 Northridge Road, Ste 1000	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HASSAN MOGHADOM, 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 all of **Lot No. 6, on the Plan of Mt. View Subdivision**, Section One, as shown by plat appearing of record in Instrument Number 20010523-0053206 amending Book 11700, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Thoroughbred Construction, LLC by Warranty Deed of record in Instrument Number 20020111-0004469, as corrected in Instrument Number 20020402-0039743 and re-recorded in Instrument Number 20020711-0083487, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 11272, page 811, as restated and amended in Instrument Number 20020108-0002714, and re-recorded in Instrument Number 20020122-008596; Charter of Homeowners' Association of record in Book 20020108-0002713; Quitclaim Deed Conveying Open Space in Instrument Number 20020129-0012295; Boundary Plat of record in Book 11190, Page 65; Rights of adjoining owners of record in Book 6013, Page 187; and, any and all matters as shown on plat of record in Plat Book 11700, Page 36, as amended in Instrument Number, 20010523-0053206; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3525 Mt. View Ridge Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 6th day of March, 2003.

Thoroughbred Construction, LLC

BY: [signature]

Steven M. Knox, Member

Davidson County DEEDWARR
Recvd: 03/11/03 09:30 2pgs
Fees:13.00 Taxes:536.13

20030311-0031660

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven M. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Thoroughbred Construction, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 6th day of March, 2003.

Notary Public

My Commission Expires: 5-23-05

NOTARY PUBLIC AT LARGE

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167