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THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, P.C.
P.O. BOX 190632
Nashville, Tennessee 37219-0632

Davidson County DEEDWARR
Recvd: 04/17/03 08:38 2pgs
Fees:13.00 Taxes:929.63
20030417-0051127

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND MORTGAGE PAYMENTS TO:	MAP/PARCEL #:
SEAN VAUGHN AND WIFE, KARI VAUGHN 5917 Fireside Drive Brentwood, TN 37027	Southstar Funding, LLC 400 Northridge Road, #1000 Atlanta, GA 30350	MAP 160/PARCEL 95

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WALTER E. STRICKLAND** and wife, **PATRICIA ANNE STRICKLAND** does hereby transfer and convey **SEAN VAUGHN** and wife, **KARI VAUGHN**, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Hearthstone, Phase 6, of record in Plat Book 6250, Page 991, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.
>
> Being the same property by warranty deed of record in Book 7360, Page 859, Register's Office of Davidson County, Tennessee and by Quitclaim Deed in Book 8093, Page 969, Register's Office of Davidson County, Tennessee.

This is improved real property known as **5917 Fireside Drive, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **SEAN VAUGHN** and wife, **KARI VAUGHN**, their heirs, successors, and assigns forever.

The undersigned **GRANTORS, WALTER E. STRICKLAND** and wife, **PATRICIA ANNE STRICKLAND** hereby covenant into the **GRANTEES, SEAN VAUGHN** and wife, **KARI VAUGHN**, that they are lawfully seized and possessed of said real property in fee simple; and has a good right to convey it and the same is unencumbered, except for:

1. Real Property Taxes for 2003 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth in the Plan of Hearthstone, Phase 6, of Record in Book 6250, Page 991, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 6917, Page 575 Book 5409, Page 485, Register's Office of Davidson County, Tennessee.

Except as set forth herein, the undersigned does further covenant and bind itself, and its successors and it is subject and assigned to warrant and defend it's title to said land, **SEAN VAUGHN** and wife, **KARI VAUGHN**, it's heirs, successors, and assigns against the lawful claims of all other persons or entities whomsoever.

In witness whereof, the undersigned has executed this instrument this 7 day of April 2003.

Walter E. Strickland
WALTER E. STRICKLAND

Patricia Anne Strickland
PATRICIA ANNE STRICKLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gerald G. Patterson a Notary Public in and for the County and State aforesaid, the within named **WALTER STRICKLAND** and wife, **PATRICIA ANNE STRICKLAND**, the bargainors, 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 Nashville, Tennessee, this 7th day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV. 22, 2006

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$251,250.00**.

SEAN VAUGHN

Subscribed and sworn to before me this 7th day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires NOV 22, 2006