Davidson County DEEDWARR
Recvd: 06/04/03 10:36 2pgs
Fees:13.00 Taxes:347.80

20030604-0076301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Domitila Veliz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2003.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: October 25, 2003

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOMITILA VELIZ, ET VIR	**SOUTHSTAR FUNDING, LLC**	**133-2-91**
(NAME)	(NAME)	
317 THUSS AVENUE	**400 NORTHRIDGE RD., STE 1000**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	**ATLANTA, GA 30350-3312**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SHER POWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOMITILA VELIZ AND HUSBAND, JULIO VELIZ,** 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 Lot No. 21, on the Map of W. G. Thuss' Subdivision, as of record in Book 547, page (s) 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sher Powers, an unmarried person, by deed of record as Instrument No. 20020328-0038481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 547, page 7, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7470, page 800, said Register's Office and any and all easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

GRANTEES HEREIN ASSUME ALL 2003 PROPERTY TAXES.

Unimproved ( )
This is improved(X) property, known as **317 THUSS AVENUE, NASHVILLE, TN 37211**
(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 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 **28th** day of **May, 2003**.

SHER POWERS

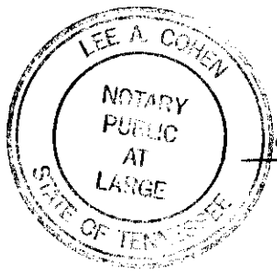
(Individual)

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 **Sher Powers**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **28th** day of **May, 2003**.

Commission expires: **October 25, 2003**



Lee A. Cohen
Notary Public