WARRANTY DEED

NOTARY PUBLIC AT LARGE JEFFERSON CO. TENN. MY COMM. EXP. 6/24/05

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

James A. Crockett II by: [signature] as atty in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd of July, 2003.

[signature]
Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Crockett II	SouthStar Funding, LLC	
1426 Bell Trace Dr.	400 Northridge Rd, Ste 1000	162.16-0-081.00
Antioch, TN 37013	Atlanta, GA 30350	

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, Barry Zeitlin and wife, Linda Zeitlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Crockett II, HEREINAFTER CALLED THE GRANTEE, 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 58-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by Deed from Maxie Patton dated December 18, 1998, and recorded February 25, 1999, in Book 11355, page 779, said Register's Office.

This is improved property, known as 1426 Bell Trace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 3rd day of July, 2003.

[signature]
Barry Zeitlin

[signature] by [signature] attorney in fact
Linda Zeitlin

Davidson County DEEDWARR
Recvd: 07/23/03 09:25 2pgs
Fees:13.00 Taxes:333.00

20030723-0102860

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Christopher L Treece, a Notary Public in and for said County and State, the within named Barry Zeitlin and wife Linda Zeitlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 3 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05

STATE OF TENNESSEE)

COUNTY OF Davidson

On this 3 day of July, 2003, before me, Christopher L Treece, a Notary Public in and for said County and State, personally appeared Barry Zeitlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Zeitlin, and acknowledged that he/she executed the same as the free act and deed of the said Linda Zeitlin.

WITNESS my hand and seal at Antioch, TN, this the 3 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05