**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***255,000.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 2003.

Notary Public

My Commission Expires: 9-22-2007

Davidson County DEEDWARR
Recvd: 10/09/03 10:45 2pgs
Fees:13.00 Taxes:943.50
20031009-0150057

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BOBBIE ALLEN 1109 Holly Street Nashville, Tennessee 37206	SouthStar Funding, LLC 400 Northridge Road, Ste. 1000 Atlanta, GA 30350	MAP 83-9 PARCEL 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS ($***255,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, ROGER G. MAULTSBY, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto BOBBIE ALLEN, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 in the East Edgefield Plan of Lots as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 50.0 feet on the northerly side of Holly Street, formerly Elm Street, and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Roger G. Maultsby by Installment Deed from Julia Maxwell Bower of record in Book 5500, page 136, Register's Office for Davidson County, Tennessee.

This is improved property known as 1109 Holly Street, Nashville, Tennessee 37206.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of October, 2003.

Roger G. Maultsby
ROGER G. MAULTSBY

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 Roger G. Maultsby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2003.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/17/06

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee