PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 45153
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/21/03 14:35 2pgs
Fees:13.00 Taxes:590.15

20031121-0170055

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey Thornhill 402 South 11th Street Nashville, Tennessee 37206	Southstar Funding 400 Northridge Rd. Suite 1000 Atlanta, Ga. 30350

TAX MAP-PARCEL NUMBERS: 83-13-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Stephen Bennett and spouse, Shawn K. Bennett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Thornhill** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hanner's Addition to East Nashville of record in Chancery Court Plan Book 2, page 43, said Register's Office.

SAID Lot No. 16 fronts 50.00 feet on the westerly margin of South 11th Street and extends back between parallel lines 205.00 feet to an alley.

BEING the same property conveyed to Mark Stephen Bennett and Shawn E. Kudrik, a one-half undivided interest as Joint Tenants, with right of survivorship and Charles Donald Bennett, a one-half undivided interest, said half interest as to each other to be held as joint tenants with right of survivorship by quitclaim deed from Percy Wilkins, Jr., Trustee of record in instrument no. 20010118-0005658, Register's Office for Davidson County, Tennessee. Shawn E. Kudrik now being known as Shawn K. Bennett. Charles Donald Bennett has since conveyed all of his interest in subject property to Mark Stephen Bennett and spouse, Shawn K. Bennett by quitclaim Deed of record in Document No. 20031015-0152961 Register's Office for Davidson County, Tennessee. The said Shawn K. Bennett and Shawn E. Kudrik are one in the same person.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Chancery Court Book 2 Page 43, said Register's Office.

This is improved property, known as: 402 South 11th 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of November, 2003.

Mark Stephen Bennett

Shawn K. Bennett

State of TENNESSEE
County of DAVIDSON

On this 7th day of November, 2003 , before me the undersigned authority, personally appeared Mark Stephen Bennett and Shawn K. Bennett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,500.00

Affiant

Sworn and subscribed before me this the 7th day of November, 2003

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006