This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
James R. Freeman, Jr.
125 East Campbell Rd.
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Southstar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, GA 30350

Davidson County DEEDWARR
Recvd: 12/19/03 11:04 2pgs
Fees:13.00 Taxes:369.63
20031219-0181105

MAP	42
GROUP	4
PARCEL	55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffery Stutzman, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James R. Freeman, Jr. and wife, Rose Freeman**, 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. 1 on the Subdivision Plan of The Madison Southern Methodist Church Property, of record in Plat Book 9700, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jeffery Stutzman, unmarried by deed from M & S Properties, a Tennessee General Partnership of record in Book 11430, page 471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 125 East Campbell Rd., Madison, Tennessee 37115.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" 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, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Andrea E. Stutzman, spouse of Jeffery Stutzman, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the 12th day of December, 2003.

Jeffery Stutzman, by Jim Beuerlein, as attorney-in-fact

Andrea E. Stutzman by Jim Beuerlein as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jim Beuerlein as attorney in fact for Jeffery Stutzman and wife, Andrea E. Stutman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of December, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $99,900.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of December, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004