Davidson County DEEDWARR
Recvd: 01/12/04 10:19 2pgs
Fees:13.00 Taxes:1037.85

20040112-0004418

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC LARGE COUNTY, TENN. My Commission Expires SEPT. 30, 2005

B-MRI-03-1500

THIS INSTRUMENT WAS PREPARED BY:
RUDY, PATTERSON & CROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earlie C. Hunt	SouthStar Funding, LLC	
1500 Braebury Circle	(NAME) 400 Northridge Road Suite 1000	172-14-A-92 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Atlanta, GA 30350	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH B. CHANCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EARLIE C. HUNT AND WIFE, SAUNDRA R. HUNT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 88 on the Plan of Section Two, Wexford Downs, of record in Plat Book 9700, Pages 593 and 594, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth B. Chance by Quitclaim Deed dated June 9, 2003 and filed for record on June 9, 2003 in Instrument Number 20030609-0078963, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Kenneth B. Chance and wife, Sharon L. Chance by Deed dated August 10, 1999 and filed for record on September 7, 1999 in Book 11651, Page 469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 10500, Page 444, Register's Office for said County.

Sanitary Sewer Easements of record in Deed Book 11201, Page 766 and Book 11444, Page 177; Water Main Easement of record in Book 11444, Page 149; Bell South Easement of record in Book 10529, Page 560 and Instrument Number 20020807-0095117; Utility Easement of record in Book 10359, Page 615, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 10292, Page 51, Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1500 Braebury Circle, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 5th day of January, 2004.

Kenneth B. Chance

STATE OF Tennessee

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Kenneth B. Chance personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of January, 2004.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903