This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030413

Davidson County DEEDWARR
Recvd: 01/15/04 14:14 2pgs
Fees:13.00 Taxes:240.50
20040115-0006396

Send Tax Bills To:
Southstar Funding, LLC
400 Northridge Road, Ste 1000
Alanta, GA 30350

New Owner is:
1306 Pennock Avenue
Nashville, TN 37204

MAP: 71-15
PARCEL: 162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Davis Armstrong** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Shannon and wife Deanna M. Shannon** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 277 and 278 on the Plat of the Highlands Land Company's Subdivision, of record in Book 421, page 14, Register's Offcie for Davidson County, Tennessee.

Said Lots front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to James Davis Armstrong and wife, Odelia M. Armstrong by Warranty Deed from Isabell W. Strain, unmarried and H. Arneal Strain and wife, Kimberly L. Strain dated 11/16/99, recorded 11/22/99, in Book 11750, page 637, Register's Office for Davidson County, Tennessee. Odelia M. Armstrong died on 03/21/00 in Nashville, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of December, 2003.

GRANTOR:

James Davis Armstrong

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Davis Armstrong** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of December, 2003.

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

SWORN TO and subscribed
before me this 31st day of
December, 2003.

Melissa L. Collins
NOTARY PUBLIC

My commission expires: 3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004