Prepared By & Return To:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
04-280

Davidson County DEEDQC
Recvd: 02/20/04 15:44 2pgs
Fees:12.00 Taxes:0.00
20040220-0019972

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Janie R. Reed	Southstar Funding, LLC	060-130-144.00
2742 Combs Dr.	400 Northridge Rd., Ste. 1000	
Nashvile, TN 37207	Atlanta, GA 30350	

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, Stephany D. Sutton [illegible], unmarried, hereinafter referred to as the GRANTOR, does hereby quitclaim and convey unto Janie Reed unmarried, hereinafter referred to as GRANTEES, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 13th Civil District Annexed (formerly 12th Civil District) of Davidson County, Tennessee, being Lot No. 166 on the Plan of Trinity Hills Village, Section II First Additiom as of record in Book 4460, page 45 and 46, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more particular description.

Being the same property conveyed to Robert L. Reynolds, Jr. 1/6, Janie R. Reed 1/6, Stephpany D. Sutton 1/6, Johnny O. Reynolds 1/6, Rachel N. Grant 1/6 and Latonia Collier Lowe and Corey Collier 1/6 (at law the only heirs of Doris C. Moore by Quit Claim Deed from Stephany D. Sutton and Janie R. Reed as Co-Executrixes of the Estate of Nancy C. Reynolds, dated November 20, 2002 and of record in Instrument Number 20030723-0102994, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 28th day of January, 2004.

Stephany D. Sutton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephany D. Sutton Stephany D. Sutton, unmarried the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of January, 2004.

Yolanda Mason Jones
Notary Public

Commission Expiration:

YOLANDA MASON JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2004.

Notary Public

Commission Expiration:

ERWIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006