Davidson County DEEDWARR
Recvd: 03/03/04 12:04 2pgs
Fees:13.00 Taxes:624.93

20040303-0024103

WARRANTY DEED

G-VRE-03-5712

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Mack	Southstar Funding, LLC	
5712 Murphywood Crossing (ADDRESS)	(NAME) 400 Northridge Road #1000 (ADDRESS)	164-13-152
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (CITY) (STATE) (ZIP)	

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 DONELLA ZAMBEZI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHERYL MACK, AN UNMARRIED WOMAN, 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. 142 on the Plan of Asheford Crossing Section Three, a Planned Unit Development, as of record in Book 2700, Page 549, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donnella Zambezi from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation, dated September 9, 1999 and filed for record on September 14, 1999 in Book 11661, page 343, Register's Office for Davidson 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 5712 Murphywood Crossing, Antioch, Tennessee 37013
(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 27th day of February, 2004.

Donella Zambezi

STATE OF Tennessee

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

Witness my hand and official seal, this the 27th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903