BOX 10-A

PREPARED BY (AND RETURN TO):

RETURN TO:
PREMIER TITLE & ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/08/04 14:37 2pgs
Fees:13.00 Taxes:2220.00
20040408-0040390

W & I Ref:(_____) Title No: 45421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Josephine Barringer Smith John Anthony Gaeto III 2415 Valley Brook Road Nashville, Tennessee 37215	SouthStar Funding P.O. Box 200010-9246 Kennesaw, GA 30156

TAX MAP-PARCEL NUMBERS: 117-09-D-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wills N. Morgan Jr. and spouse, Camille W. Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josephine Barringer Smith and husband, John Anthony Gaeto III** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit B of City Farms now designated as Parcel 2. Declaration of Covenants, Conditions and Restrictions as shown on Exhibit "C" of record in Book 8362, Page 322 Register's Office for said County, to which Source reference is hereby made for more complete details of description.

Being the same property conveyed to Wills N. Morgan, Jr. and spouse, Camille W. Morgan by deed from Investors Savings Bank F.S.B. by Resolution Trust Corporation as Conservator of Investors Savings Bank of record in Book 8168, Page 617, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Book 8362, Page 822, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 8362, page 822 amended in, Book 8496, page 87, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2415 Valley Brook Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of April, 2004.

Wills N. Morgan Jr.

Camille W. Morgan

State of TENNESSEE
County of DAVIDSON

On this 7th day of April, 2004 , before me the undersigned authority, personally appeared Wills N. Morgan Jr. Camille W. Morgan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Sworn and subscribed before me this the 7th day of April, 2004

Brenda S. Lane
NOTARY PUBLIC
State of Tennessee

Notary Public

My Commission Expires: 5-23-06