Box 13 #7627

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040066

Davidson County DEEDWARR
Recvd: 04/15/04 15:50 3pgs
Fees:18.00 Taxes:554.63
20040415-0042701

Send Tax Bills To:
SouthStar Funding, LLC
400 Northridge Rd. Ste. 1000
Atlanta, GA 30350

New Owner is: Patricia Debnam
6417 Paddington Way
Antioch, TN 37013

MAP: 151-09-0-A-46.00 CO
PARCEL:

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, **Milton J. Voda Jr. and wife, Linda E. Voda**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patricia Debnam** unmarried, 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:

Exhibit "A"

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

Being Lot No. 46, Final Plat of Long Hunter Chase, Phase I, Section II, as shown by plat of record in Plat Book 9700, Page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Milton J. Voda Jr. and wife, Linda E. Voda from Deluxe Homes, LLC by Warranty Deed dated August 31, 2001 and recorded October 05, 2001 at Instrument No. 20011005-0108944, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9430, Page 251 and Book 9534, Page 938; a Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, Page 821; QCD of Common Area to HOA of record in Book 9432, Page 792 and Book 9432, page 704; Charter of HOA of record in Book 9433, Page 953; Easements of record in Book 9661, Page 919; Book 8197, Page 288; Book 2338, Page 466; Book 2336, Page 532; and Book 4428, Page 568; and Book 4717, page 704; and all matters of record on plat in Plat Book 9700, Page 638, Register's Office for Davidson County.

This conveyance is subject to a Power of Attorney of record at Instrument No. 20011005-0108945, Register's Office for Davidson County.

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

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

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 2nd day of April, 2004.

GRANTOR:

X Milton J Voda, Jr by Linda E Voda

Milton J. Voda Jr.

X Linda E. Voda

Linda E. Voda

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Milton J. Voda Jr. and wife, Linda E. Voda**, 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 2nd day of April, 2004.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentini
Notary Public

My Commission Expires: 9-22-07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $. 149,900.00

David Robb
Affiant

SWORN TO and subscribed before me this 2nd day of April, 2004.

Angie Valentini
NOTARY PUBLIC

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires:

9-22-07