After Recording Return To:
TransContinental Title Company
2630Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal # 21-18512

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

Davidson County DEEDWARR
Recvd: 04/28/04 15:44 3pgs
Fees:18.00 Taxes:192.40
20040428-0048474

New Owner/ Property Being Conveyed
DELORES WRIGHT
1306 Ireland Street
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map & Parcel:
092-04-0/165

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 8 day of April, 2004, by and between SOUTHSTAR FUNDING, Grantor, and DELORES WRIGHT, a single woman, whose address is 1306 Ireland Street, Nashville, TN 37209, Grantee.

WITNESSETH:

That for and in consideration of the sum of $52000 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, his successors and assigns, the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 81 ON THE MAP OF THOMAS HARDING'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 19, PAGE 241, 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 SOUTHSTAR FUNDING, LLC, BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, DATED 08/10/2001 AND RECORDED 10/03/2003 IN INSTRUMENT NO. 20031003-0146053, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Mar 30 2004 2:55PM HP LASERJET 3330 p.2

TAX PARCEL IDENTIFICATION # 092-04-0/165
PROPERTY ADDRESS: 1306 Ireland Street, Nashville, TN 37209

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, his successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that he, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

By _____

SOUTHSTAR FUNDING

Its SENIOR VICE PRESIDENT

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF COBB

BEFORE ME, the undersigned authority, on this 8th day of April, 2004, personally appeared STEVEN SCHWALB who is the SENIOR VICE PRESIDENT Southstar Funding appearing on behalf of said corporation, who is known to me or has shown himself as identification, who after being by me first duly sworn, acknowledges that he/she has the authority to execute this instrument on behalf of said corporation.

Sandra Markley
NOTARY PUBLIC Sandra Markley

Printed Name

My Commission Expires

Notary Public, Cobb County, Georgia
My Commission Expires August 8, 2007

Mar 30 2004 2:55PM HP LASERJET 3330 p.3

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $: [illegible], which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant STEVEN SCHWALB
SENIOR VICE PRESIDENT

Subscribed and sworn to before me this the 8th day of April, 2004.

Notary Public Sandra Markley
My Commission Expires: Notary Public, Cobb County, Georgia My Commission Expires August 8, 2007

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Mar 30 2004 2:55PM HP LASERJET 3330 p.4