Davidson County DEEDWARR
Recvd: 05/05/04 09:03 2pgs
Fees:13.00 Taxes:286.75

20040505-0050950

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Maxine F. Weaver
Affiant

Sworn to and subscribed before me on this the 23rd day of April, 2004.

D. Annette Maples
NOTARY PUBLIC
My Commission Expires: _____

MORTGAGEE:

South Star Funding
400 Northridge Rd. S. 1000
Atlanta, GA 30350

D. ANNETTE MAPLES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Sean Frederick	Mortgagee	025-04-0 103.00
110 Jones Lane		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RONALD LEWIS CARR and wife, JAMIE CARR**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SEAN T FREDERICK and wife, AMANDA FREDERICK**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th, formerly the 20th Civil District of Davidson County, TN, being part of the South part of Lot No. 2 on an unrecorded Map of J. W. Harris, Clark Home Place, being Lot No. 5 as shown on a survey made by Z. J. Wilkinson, Surveyor, October 22, 1954 and December 12, 1955, and described as follows:

BEGINNING on the Southerly margin of a 12-foot private drive, South 88 deg. 48 min. West 241.9 feet from the intersection of the Southeast terminus of said drive and the Western boundary line of the property conveyed to Pan-Am Southern Corporation by Deed from Jesse J. Jones, et al. of record in Book 2438, Page 411, RODC, TN; thence South 11 deg. 12 min. East 152.2 feet to an iron pin; thence South 85 deg. 28 min. West 73.3 feet to an iron pin in a fence; thence with said fence North 7 deg. 33 min. West 156.3 feet to an iron pin in the center of a branch on the Southerly margin of said private drive; thence with the Southerly margin of said private drive North 88 deg. 48 min. East 90 feet to the beginning.

BEING the same property conveyed to RONALD LEWIS CARR and wife, JAMIE CARR by Deed dated September 24, 1984, and executed by RUBY D. PERRY, unmarried and recorded in Book 6390, Page 699, said Register's Office.

This conveyance is made subject to the restrictions, easements and setback lines of record, said Registers' Office.

This is improved property known as 110 Jones Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 the 23 day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Lewis Carr By Jamie Carr Jamie Carr

RONALD LEWIS CARR JAMIE CARR
by Jamie Carr, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMIE CARR, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23 day of April, 2004.

Carla M. Lowe
NOTARY PUBLIC

My Commission Expires: 6-7-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, JAMIE CARR, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ronald Lewis Carr and acknowledged that such person executed the same as the free act and deed of Ronald Lewis Carr pursuant to Power of Attorney recorded as Instrument No. 20040505-0050949, Register's Office for Davidson County, TN.

WITNESS my hand and seal on this the 23 day of April, 2004.

Carla M. Lowe
Notary Public

My Commission Expires: 6-7-05