Davidson County DEEDWARR
Recvd: 05/14/04 13:25 2pgs
Fees:13.00 Taxes:284.90

20040514-0056920

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 $77,000.00.

Affiant

Sworn to and subscribed before me on this the 10th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

SouthStar Funding
400 Northridge Road, Suite 1000
Atlanta, GA 30350

Address New Owner: Ms. Lesa Helton
4813 Tanglewood Drive
Nashville, TN 37216

Send Tax Bills to: Mortgagee

Map-Parcel: 061-04-0 068.00

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), **PERRY H. MOSS and wife, CAROL L. MOSS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LESA HELTON, married**, 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 Davidson County, TN, being Lot No. 3, Block "B" on the Plan of Hayesboro Subdivision, as of record in Book 1130, Page 47, Register's Office for said County.

Said Lot No. 3 fronts 90 feet on the Westerly side of Tanglewood Drive and runs back between lines measuring 192.3 feet on the Northerly side and 197.9 feet on the Southerly side to a dead line in the rear measuring 90 feet thereon.

BEING the same property conveyed to PERRY H. MOSS and wife, CAROL L. MOSS by Deed dated September 7, 1973, and executed by KENNETH WAYNE JACKSON and wife, JACQUELINE D. JACKSON and recorded in Book 4747, Page 153, Register's Office for Davidson County, TN.

This is improved property known as 4813 Tanglewood Drive, Nashville, TN 37216.

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 10th day of May, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Perry H. Moss
PERRY H. MOSS

Carol L. Moss
CAROL L. MOSS

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, PERRY H. MOSS and wife, CAROL L. MOSS, 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 Nashville, Tennessee, this the 10th day of May, 2004.

Mary D. Brooks
NOTARY PUBLIC



My Commission Expires: 06/14/05