Davidson County DEEDWARR
Recvd: 05/28/04 15:29 2pgs
Fees:13.00 Taxes:396.83
20040528-0063326

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,250.00

Virginia Boyle
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2004.

Notary Public

My Commission Expires: 11-22-05

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Virginia Boyle and Buford Boyle, Sr.
235 McCoin Street
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
~~Southstar Funding, LLC~~
~~P. O. Box 200010-9246~~ OWNER
~~Kennesaw, GA 30156~~

MAP-PARCEL NUMBERS:
025-04-0-053.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James D. Funderburg and wife, Barbara G. Funderburg** hereinafter referred to as Grantors, hereby transfers and conveys to **Virginia Boyle and Buford Boyle, Sr., wife and husband,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 19 on the Plan of Franklin Heights, as of record in Plat Book 2083, Page 91, 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 James D. Funderburg and wife, Barbara G. Funderburg by Warranty Deed from Jack T. Woodring and wife, Linda Sue Woodring f/k/a Keene, of record in Book 11420, page 530, Register's Office for Davidson County, Tennessee, dated March 31, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2083, Page 91, Register's Office for Davidson County, Tennessee.

Easement of record in Book 2083, Page 91, and Book 2278, page 409, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 235 McCoin Street, Goodlettsville, Tennessee 37072.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 25th day of May, 2004.

**James D. Funderburg**

**Barbara G. Funderburg**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Funderburg and wife, and Barbara G. Funderburg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON DONALD R. NOTARY PUBLIC

10637-BP