Prepared by:
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Attorney at Law
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Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/08/04 09:29 2 pgs
Fees:13.00 Taxes:354.83
20040708-0081069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,900.00

Affiant

Subscribed and sworn to before me, this 6th day of July 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Betty Amos	Southstar Funding, LLC	149-05-0-A/143.00
143 Pepper Ridge Circle	400 Northridge Road, Suite 1000	
Antioch, TN 37013	Atlanta, GA 30350	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ben P. Adams and wife Mary Gwen Adams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Betty Amos hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Pepperridge Condos Unit 143 on the plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums of record in Book 8250 page 162 with Annexation of Land in Book 8684 page 880 corrected amended and restated in Book 8870 page 546 all in Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ben P. Adams and wife Mary Gwen Adams by deed from H M. Properties, Inc a Tennessee corporation dated April 29, 1993 and of record in Book 8937 page 660 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Revision to Phase Five, Pepper Ridge Condominiums of record in Book 8250 Page 162, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7466 page 248 and amended in Book 7572 page 222; Book 7779 page 48; Book 8026 page 588; Book 8297 page 251; Book 8684 page 880; Book 8672 page 17 and Book 8870 page 546.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject of the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Pepper Ridge Condominiums 4) Easement for sanitary sewers

and/or storm drainage of record in Book 7505 page 804 5) Storm water detention agreement of record in Book 8030 page 331

This property is improved property known as 143 Pepper Ridge Circle, Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 26 day of July, 2004.

Ben P. Adams

Mary Gwen Adams

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 Ben P. Adams and Mary Gwen Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26 day of July, 2004.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

FILE NO: 04482