# WARRANTY DEED

B-AFG-04-1421

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sheila Cook-Jones | Southstar Funding, LLC | |
| 1421 ~~Sixpense~~ Sixpence KC AKC Place | (NAME) 400 Northridge Road, Ste. 1000 | 42-7-A-118 |
| (ADDRESS) Madison, Tennessee 37115 | (ADDRESS) Atlanta, GA 30350 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEISHA L. CHRISTIAN AND AL K. CHRISTIAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~SHEILA~~ COOK-JONES, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* **Shelia

Land in Davidson County, Tennessee, being Lot No. 451, Heritage Square, Phase IV, Revised, of record in Plat Book 6200, Page 452, Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to to Keisha L. Christian and husband, Al K. Christian by Warranty Deed dated June 25, 1999, filed for record on July 15, 1999 in Book 11573, Page 878, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 6407, Page 59, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 1421 ~~Sixpense~~ Sixpence KC AKC Place, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 28th day of June, 2004.

Keisha L. Christian

Al K. Christian

Davidson County DEEDWARR
Recvd: 07/14/04 12:24 2pgs
Fees:13.00 Taxes:462.50

20040714-0083832

STATE OF Tennessee
COUNTY OF Davidson

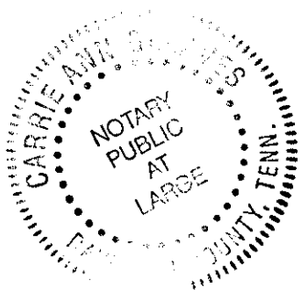
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keisha L. Christian and Al K. Christian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL) 11-24-07




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903