Davidson County DEEDWARR
Recvd: 07/16/04 15:32 3pgs
Fees:18.00 Taxes:395.90

20040716-0085475

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-519678**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighth day of July, 2004**, by and between **Carol Hirst**, parties of the first part, and **Jessie Bartley**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 207, PHASE VIII, PEPPER RIDGE CONDOMINIUMS, as established under Master Deed of record in Book 8250, Page 304, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to parties of the first part, herein shown in: Quitclaim Deed of record in Book , Page No.: or Instrument No.: 20030306000300105 in said Register's office.

This conveyance is made subject to:

Parcel ID # **149-5-A-207.00**

X Improved OR

Unimproved property located at: **207 Pepper Ridge Circle, Antioch, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Carol Hirst

Carol Hirst

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carol Hirst** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Eighth day of July, 2004.**

Brenda R Lehman

Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **Jessie Bartley**

and Address: **207 Pepper Ridge Circle**
Antioch, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Southstar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, GA 30350

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$107,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Eighth day of July, 2004.**

Notary Public

My Commission Expires: 3/10/07