FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeanette Louise Newton	Southstar Funding, LLC	Map 136
3545 Gondola Drive	400 Northridge Road; Suite 1000	Group 15
Antioch, TN 37013	Atlanta, GA 30350	Parcel 84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rachel Ellen Losch and husband, Breton E. Losch

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeanette Louise Newton, unmarried

hereinafter called the 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. 62-A, Zone Lot Division, Lots Nos. 60-63, Chelsea of Priest Lake, Section One-B, of record in Plat Book 6250, Page 364, amending Plat Book 6250, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rachel Ellen Losch and husband, Breton E. Losch by Quitclaim Deed from Rachel Ellen Losch, of record in Instrument 20001215-0123503, dated November 18, 2000, Register's Office for said County. See also deed of record in Book 10196, Page 532, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 364, amending Plat Book 6250, Page 8, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3545 Gondola Drive, Antioch, TN 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 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 our hands this 16th day of July, 2004.

Rachel Ellen Losch

Breton E. Losch

Davidson County DEEDWARR
Recvd: 07/19/04 10:12 2pgs
Fees:13.00 Taxes:358.90

20040719-0085702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Ellen Losch and husband Breton E. Losch, 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 Nashville, Tennessee, this 16th day of July, 2004.

My Commission Expires: 1-27-07

Notary Public

