WARRANTY DEED

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Christy L. Kelly
AFFIANT / GRANTOR

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 5th DAY OF AUGUST, 2004.

S P Ball
NOTARY PUBLIC

MY COMMISION EXPIRES September 18, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Christy Kelly **Kerry Kelly**	new owner SouthStar Funding	**096-12-0-029.00**
3243 Cloverwood	400 Northridge Rd Ste 1000	
Nashville, TN 37214	Atlanta, GA 30350	

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,

Stuart A. West, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Christy Kelly and husband, Kerry Kelly,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart A. West, a single man, by Warranty Deed from John C. Hornaday and Patricia E. Hornaday, dated 10-28-95 and filed for record 11-13-95 in Book 9858, page 676, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/09/04 15:42 2pgs
Fees:13.00 Taxes:370.00
20040809-0096144

Stuart A. West

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all Easements of record in Book 3300, page 38, said Register's Office.

Subject to all matters of record in the Plan of Record in Plat Book 3300, page 38, said Register's Office.

( ) Improved
This ( ) Unimproved property is known as: **3243 Cloverwood**
Nashville, TN 37214

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 not 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 ever 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 5th day of **AUGUST, 2004.**

Stuart A. West

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Stuart A. West,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2810 Elm Hill Pike

This 5th day of **AUGUST, 2004.**

Steven P. Baldwin
Notary Public

My Commission Expires: September 18, 2007

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN