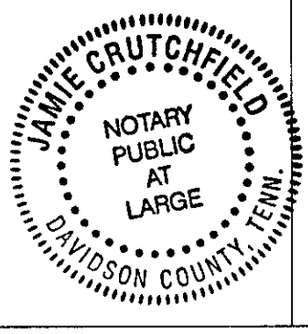
Bk 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/07
(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:
Vertis T. Simmons	SouthStar Funding, LLC	Map 150
3112 Country Way Road	9005 Overlook Blvd.	Group 3
Antioch, TN 37013	Brentwood, TN 37027	Parcel 205

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

Nathaniel Hathaway and wife, Denise Ann Hathaway

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

Vertis T. Simmons, married

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. 20 on the Plan of Section Two, Harbor Landing, of record in Book 6250, Page 352, 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 Nathaniel Hathaway and wife, Denise Ann Hathaway by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Book 11562, Page 715, Register's Office for said County. See also deed of record in Book 11479, Page 336, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6319, Page 65, 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 352, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 6956, Pages 99 and 116, 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 3112 Country Way Road, 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 27th day of August, 2004.

Nathaniel Hathaway

Denise Ann Hathaway

Davidson County DEEDWARR
Recvd: 09/01/04 11:02 2pgs
Fees:13.00 Taxes:432.90

20040901-0105745

FILED BOOK 45

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 Nathaniel Hathaway and wife, Denise Ann Hathaway, 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 27th day of August, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

