WARRANTY DEED

B-AFG-04-0508

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
MY COMMISSION EXPIRES JAN 27, 2007

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
Calvin Stewart	SouthStar Funding, LLC	
508 Phipps Drive (ADDRESS)	400 Northridge Road, Suite 1000 (NAME) (ADDRESS)	58-11-72
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (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 SHANNON M. DAVIS N/K/A SHANNON M. PRESHA AND PURVIS G. PRESHA,WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALVIN STEWART, *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:

*unmarried

Land in Davidson County, Tennessee, being Lot no. 131 on the Plan of Royal Hills, Section I, of record in Plat Book 4675, Page 73, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shannon M. Davis and Gladys E. Fields by Deed dated May 4, 2001 and filed for record on May 23, 2001 in Instrument Number 20010523-0053810, Register's Office for Davidson County, Tennessee. (The said Shannon M. Davis is now known as Shannon M. Presha).

Said Gladys E. Fields having since deceased.

Restrictive Convenants of record in Deed Book 4813, Page 77 and Book 4895, Page 102, 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 508 Phipps Drive, Nashville, Tennessee 37218
(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 2nd day of September, 2004.

X Shannon M. Davis N/K/A Shannon M. Presha
Shannon M. Davis N/K/A Shannon M. Presha

X
Purvis G. Presha

Davidson County DEEDWARR
Recvd: 09/13/04 16:20 2pgs
Fees:13.00 Taxes:479.15

20040913-0110531

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon M. Davis n/k/a Shannon M. Presha and Purvis G. Presha ~~and Gladys E. Fields~~, 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 2nd day of September, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903