#8689
Box 13

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of September, 2004, by and between Richard A. Williams, Betsy Jane Williams Brackney Bibb and Sarah Leigh Williams Parrish, party of the first part, and Jeremy Hundley, party of the second part,

WITNESSETH: That 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 has 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 Nashville, County of Davidson, State of Tennessee:

Being the southerly one-half of Lot No. 8, on the Map of Kenner-Manor Company's Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet on the easterly side of Kenner Avenue, and runs back 247 feet on its southerly line and 250 feet, more or less, on its northerly line to a 10 foot strip marked reserved and shows 50.8 feet thereon.

Being the same property conveyed to Elizabeth ~~Ann~~ * Allen BSWB Williams by Installment Deed recorded as Instrument in Book 1045, Page 239, in said Register's Office. Elizabeth ~~Ann~~ * Allen BSWB Williams having died in Davidson County, Tennessee on December 9, 2003, leaving heirs as shown in those certain Affidavits of Heirship recorded as Instrument Nos. 20031222-0181748 and 20031222-0181749, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his 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 is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 421, Page 100, in said Register's Office, and that the title and quiet possession thereto he will warrant and forever defend 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 the day and year first above written.

Richard A. Williams by Betsy Jane Williams Bibb attorney in fact
Betsy Jane Williams Bibb, Attorney
in Fact for Richard A. Williams

Davidson County DEEDWARR
Recvd: 09/24/04 11:00 3pgs
Fees:18.00 Taxes:847.30
20040924-0115446

Betsy Jane Williams Brackney Bibb
Betsy Jane Williams Brackney Bibb, Individually

Sarah Leigh Williams Parrish by Betsy Jane Williams Bibb attorney in fact
Betsy Jane Williams Bibb, Attorney
in Fact for Sarah Leigh Williams Parrish

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Betsy Jane Williams Brackney Bibb, to me known or proved to me on the basis of satisfactory evidence to be the person_ described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
5/25/04

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Betsy Jane Williams Bibb, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Richard A. Williams, and acknowledged that she executed the same as the free act and deed of said Richard A. Williams.

WITNESS my hand and Notarial Seal at office this 17 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
5/25/04

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Betsy Jane Williams Bibb, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Sarah Leigh Williams Parrish, and acknowledged that she executed the same as the free act and deed of said Sarah Leigh Williams Parrish.

WITNESS my hand and Notarial Seal at office this 17 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
5/25/04

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,000.00 which amount is equal to 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 17 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
5/25/04

Tax Parcel ID No. 70A-09430 Map 116.3 Parcel 57

Property Address:
118 Kenner Avenue
Nashville, TN 37205

Mail Tax Notices to: (Person
or Agency responsible for
payment of taxes)
SouthStar Funding LLC
P.O. Box 20000,0-9246
Kenasaw, GA 30156

Name & Address of Property Owner:
Jeremy Todd Hundley
118 Kenner Avenue
Nashville, TN 37206

This Instrument Prepared By:
H. Lee Shaw, P.C.
6075 Poplar Avenue, Suite 420
Memphis, TN 38119

Return To:
Advantage Title & Escrow
3354 Perimeter Hill Drive Suite 142
Nashville, TN 37211