#8653
Box 13

**NEW OWNER:**

Scott Voorheis
3845 Couchville Pike
Hermitage, TN 37076

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**SEND TAX BILLS TO:**
~~NEW OWNER~~
SouthStar Funding, LLC
440 Northridge Road, Suite 1000
Atlanta, GA 30350

**FILE NO: 04-1043**

**Map 138, Control Map 138,**
**Group 00-0**
**Parcel 75**

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/04/04 14:10 3pgs
Fees:18.00 Taxes:888.00
20041004-0119260

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALLEN BLACK** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT VOORHEIS and wife, JENNIFER VOORHEIS**, ("Grantee"), tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 5, 1981, as follows:

Beginning at an iron pin in the southerly margin of Couchville Pike corner to Riley Estes, and being the most northeast corner of this tract; thence leaving said Pike and with the line of said Estes and a corner post in the line of said Estes; thence continuing with a fence line for the next three calls as follows: North 65° 14' West 194.21 feet, north 59° 48" west 38.56 feet to a large cedar tree, and north 71° 52" West, 36.73 feet to an iron pin (new), corner to James Healy; thence with the line of said Healy north 8° 26' east 551.34 feet to an iron pin (new) corner to said Healy in the southerly margin of said Couchville Pike; thence with the southerly margin of said Pike for the next three calls as follows: South 65° 30' east, 145.69 feet, south 60°, 21' east 100.00 feet and south 58° 15' east, 20.50 feet to the beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Allen Black by deed from Mark Woodruff, dated 7/13/90, and of record in Record Book 8157, page 886, as recorded in Record Book 8560, PAGE 853, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of September, 2004.

+ Allen Black

ALLEN BLACK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALLEN BLACK**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2004.

NOTARY PUBLIC

My commission expires:

MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Exp. 10/10/06

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2004.

NOTARY PUBLIC

My commission expires: 5/28/04

