Davidson County DEEDWARR
Recvd: 10/08/04 08:26 2pgs
Fees:13.00 Taxes:699.30

20041008-0121576

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/25/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina F. Smith 4825 Cape Hope Pass Hermitage, TN 37076	SouthStar Funding, LLC 400 Northridge Road, Ste. 1000 Atlanta, GA 30350	Map 98.13, Group A Parcel 25

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,

Robert M. Orgeron, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Regina F. Smith , unmarried woman

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:

LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 25 ON THE PLAN OF NEW HOPE POINT, PHASE ONE, SECTION THREE, AS OF RECORD IN BOOK 9700, PAGE 480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. ORGERON AND WIFE PAMELA T. ORGERON BY DEED FROM D.R. HORTON, INC. DBA TORREY HOMES, DATED JULY 18, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000721-0072422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PAMELA T. ORGERON HAVING SINCE DIED.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 480, Register's Office for Davidson County, Tennessee.
3) Property is subject to New Hope Point, Phase 1, Section 3, a Planned Unit Development, of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Annex in Section 3, of record in Instrument Number 20000628-0064248, said Register's Office.
5) Property is subject to Charter of record in Instrument Number 20000607-0056879, Register's Office.
6) Property is subject to Restrictive Covenants contained in Book 10290, Page 1, re-recorded in Instrument Number 20000628-0064247, and in Book 10330, Page 782, and Book 10659, Page 528, Register's Office for Davidson County, Tennessee.
7) Property is subject to easement for common area facilities to New Hope Point Home Owners Association of record in Instrument Number 20000607-0056879, Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4825 Cape Hope Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 my hand(s) this ~~10th~~ 13th day of September, 2004.

Robert M. Orgeron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert M. Orgeron, a married man, with whom I am personally acquainted, (or who 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, at office, this ~~10th~~ 13th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076