RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 10/15/04 08:59 2pgs
Fees:13.00 Taxes:518.00



20041015-0124138

This instrument prepared by: John F. Morreale, Attorney
Morreale, Mack & Terry, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 10th day of August, A.D., 2004, by and between

Mary L. Powers AKA Mary Lehman Powers An unmarried person

First Parties, and

Second Parties,

Sherry Blum, unmarried

WITNESSETH: That said First Parties, for and in consideration of the sum of ------One and NO/100------ ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST# 20010108-0002443, ID# 74.08-62, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 777, HERMITAGE HILLS SUBDIVISION, SECTION 7, AS OF RECORD IN BOOK 3300 AT PAGES 62 AND 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Sherry Blum
7042 Bonnavent Drive
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
SouthStar Funding, LLC dba Capital Home Mortgage
400 Northridge Drive, Ste. 1000
Atlanta, GA 30350

BEING THE SAME PROPERTY CONVEYED TO MARY L. POWERS BY QUITCLAIM DEED FROM C. WILLIAM POWERS OF RECORD IN INSTRUMENT NO. ~~20010108-0002443~~ 20010108-0002443 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MR-GM-213266

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Mary L. Powers × _____

Mary L. Powers AKA Mary Lehman Powers

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary L. Powers AKA Mary Lehman Powers An unmarried person, 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, at office, this 10th day of August, 2004.

✓ Joni B. Hayes Notary Public

My Commission Expires: 04-28-2008

JONI B. HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 140,000.00. Affiant _____.

Subscribed and sworn to before me this 30th day of September, 20 04.

My Commission Expires: [illegible]

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[illegible]sion Expires NOV. 25, 2006