WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/04 08:49 2pgs
Fees:13.00 Taxes:337.44
20041101-0130406

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy A. Williams (NAME)	SouthStar Funding, LLC (NAME)	MAP 119-050
212 Joyner Ave. (ADDRESS)	400 Northridge Road, Suite 1000 (ADDRESS)	PARCEL 298.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (CITY) (STATE) (ZIP)	

FOR AND 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, Patricia Christman Clayton and Michael J. Christman and Kenneth R. Christman, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy A. Williams, a married 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:

Property located at 212 Joyner Avenue, Nashville, Davidson County, Tennessee 37210 AND:

Being Lot No. 80 in the resubdivision of Blocks 23 and 34 and parts of Blocks No. 26 and 27 of the Cumberland Nursuries A Plan of which resubdivision is of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 50 feet on the northerly side of Joyner Avenue and runs back between parallel lines 164 feet to an alley, as indicated on plan.

Being the same property conveyed to Patricia Christman Clayton and Michael J. Christman and Kenneth R. Christman, as tenants in common by deed dated 7/16/92, from H.A. McClaron Executor, filed for record on 7/21/92, in Book 8680, page 712, Register's Office for Davidson County, Tennessee. Property is not a marital residence of Grantors herein and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A.260-2-307, or other similar statute.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 161, page 139, said Register's Office, including any restrictions ancillary thereto and any additional restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 212 Joyner Ave., Nashville, TN 37210
(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 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 our hand s this 21st day of October 2004

Patricia Christman Clayton

Kenneth R. Christman

Michael J. Christman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Christman Clayton and Michael J. Christman and Kenneth R. Christman, as tenants in common

the bargainor s, 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 and official seal at Old Hickory, Tennessee, this 21st day of October, 2004.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

MJC KB