03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00,

Staci M. Coleman
Affiant

Subscribed and sworn to before me, this 29th day of October, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 11/03/04 14:49 2pgs
Fees:13.00 Taxes:462.50

20041103-0132686

03-0410-32277

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Staci M. Coleman	SouthStar Funding, LLC	135-12-B-9.00CO
2146 Nashboro Blvd.	400 Northridege Road, #1000	
Nashville, TN 37217	atlanta, ga 30350	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan A. Sickels and Jennifer Kay Sickels, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Staci M. Coleman**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 4660, Page 156, amended in Book 11700, Pages 49 and 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan A. Sickels and Jennifer Kay Sickels, husband and wife, by deed from NVR, Inc., a Virginia Corporation trading as Fox Ridge Homes, of record in Instrument No. 20011005-0108963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2146 Nashboro Blvd., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of October, 2004.

Ryan A. Sickels

Jennifer Kay Sickels

STATE OF NORTH DAKOTA
COUNTY OF CASS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan A. Sickels and Jennifer Kay Sickels, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in WESTFARGO, ND, this 26 day of October, 2004.

Bruce Brubaker
Notary Public

My Commission expires: 5/18/06

BRUCE D. BRUBAKER
Notary Public
State of North Dakota
My Commission Expires May 18, 2006