THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
SouthStar Funding, LLC
400 Northridge Rd ste 1000
Atlanta GA 30350

MAP PARCEL NUMBERS: 72-16-69

Davidson County DEEDWARR
Recvd: 11/30/04 15:18 2pgs
Fees:13.00 Taxes:510.60

20041130-0142503

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of NOVEMBER, 2004, by and between **John W. Doss and Rachel M. Doss, husband and wife**, party of the first part, and **Charlotte Spicer,** _____, party of the second part,

WITNESSETH: That for and in consideration of **$138,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Two Burchwood Gardens as of record in Plat Book 2900, page 66, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Doss and wife, Rachel M. Doss, by Deed from Rachel M. Doss, dated May 11, 2001, filed for record on May 17, 2001, in Instrument No. 20010517-0051147, Register's Office for Davidson County, Tennessee. Re-recorded on July 31, 2001, in Instrument No. 20010713-0074835, Register's Office for Davidson County, Tennessee.

This improved property is known as: 1920 Berkshire Drive., Nashville, TN 37216.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John W Doss
John W. Doss

Rachel M. Doss
Rachel M. Doss

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John W. Doss and Rachel M. Doss, husband and wife** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of November, 2004.

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$138,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of November, 2004.

PROPERTY ADDRESS:
1920 Berkshire Drive
Nashville, TN 37216

Name and Address of New Owner:
Charlotte A. Spicer
1920 Berkshire Drive
Nashville, TN 37216

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006