Davidson County DEEDWARR
Recvd: 12/15/04 14:03 2pgs
Fees:13.00 Taxes:1461.50

20041215-0149286

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

X _____
Affiant

Subscribed and sworn to before me, this 3rd DAY OF December, 2004.

X _____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Exp. Jan. 12, 2008

G-CD-04-2811

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Diggs	SouthStar Funding, LLC	
2811 Oakland Avenue (ADDRESS)	400 Northridge Road Suite 1000 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (CITY) (STATE) (ZIP)	117-4-246

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEREK T. MCLAREN AND WIFE, LAURA K, MCLAREN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL DIGGS, AN UNMARRIED MAN,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE SOUTHERLY PART OF LOT NO. 102 ON THE PLAN OF BELMONT TERRACE AS OF RECORD IN BOOK 421, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SOUTHERLY PART OF LOT NO. 102 FRONTS 60.0 FEET ON THE WESTERLY SIDE OF OAKLAND AVENUE AND RUNS BACK BETWEEN LINES, 160.0 FEET ON THE NORTHERLY LINE AND 160.6 FEET ON THE SOUTHERLY LINE ALONG THE NORTHERLY MARGIN OF AN ALLEY, TO ANOTHER ALLEY IN THE REAR ON WHICH IT MEASURES 40.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEREK T. MCLAREN AND WIFE, LAURA K. MCLAREN BY WARRANTY DEED FROM BRANDYN BRILEY, UNMARRIED, RECORDED THE 3RD DAY OF APRIL, 1997 IN DEED BOOK 10405, PAGE 32, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2811 Oakland Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of December, 2004.

X _____
Derek T, McLaren

X _____
Laura K, McLaren

STATE OF Tennessee
COUNTY OF Davidson

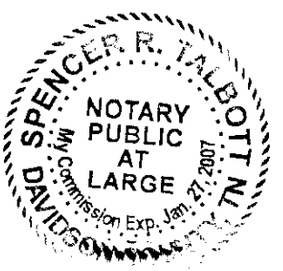
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek T. McLaren and Laura K, McLaren, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2004.

Notary Public

My Commission Expires: 1/27/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903