STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2004.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-23-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/28/04 14:01 2pgs
Fees:13.00 Taxes:423.65
20041228-0153096

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wanda C. Cowan
1411 Timber Valley Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
SouthStar Funding, LLC
P.O. Box 2000010-9246
Kennesaw, GA 30156

MAP-PARCEL NUMBERS:
108-16-0-291.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Jean Ford Carter, unmarried, a/k/a Barbara Jean Ford, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Wanda C. Cowan, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 50B, Zone Lot Division of Lot Nos. 49, 50 and 51, of Section Two, Percy Priest Woods, of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jesse E. Carter and wife, Barbara J. Carter by Deed from Ellis B. Goodloe and wife, Martha P. Goodloe, of record in Book ~~7497~~ 6578, Page ~~786~~ 123, Register's Office for Davidson County, Tennessee.

Said Property was further conveyed to Barbara Jean Ford Carter by Final Decree from Jesse Eugene Carter, Jr., of record in Book 7497, Page 782, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5984, Page 865, Book 6020, Page 270, Book 6093, Page 392, Book 6097, Page 11, and Book 6560, Page 667, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1411 Timber Valley Drive, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of December, 2004.

Barbara Jean Ford Carter

Barbara Jean Ford Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jean Ford Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SCHMELL Notary Public At Large WILLIAMSON COUNTY, TN

Notary Public At Large WILLIAMSON COUNTY, TN

11871-BP