WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/05 13:17 2 pgs
Fees:13.00 Taxes:332.63

20050111-0004114

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GARY D. TABER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24 2007

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
Vincent Dixie (NAME)	SouthStar Funding, LLC (NAME)	50-10-228
3569 Chesapeake Drive (ADDRESS)	400 Northridge Road, Suite 1000 (ADDRESS)	
Nashville, TN 37207 (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, Eugenia Faye Campbell, n/k/a Eugenia Faye Henry, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Dixie and wife, Ericka M. Dixie

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 3569 Chesapeake Drive, Nashville, Davidson County, Tennessee 37207 AND:

Land in Davidson County, Tennessee, being Lot No. 19 A & B, on the Plan of Zone Lot Division of Section 5, Chesapeake Homes, as of record in Book 6900, page 12, amended in Book 6900, page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eugenia Faye Campbell by deed dated 11/05/97, from Nashville Area Habitat for Humanity, Inc., filed for record on 11/07/97, in Book 10676, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein. (4) restrictive covenants of record in Book 6250, page 933, Book 8284, page 164 and Book 6900, page 301, said Register's Office; (5) easement contained in Instrument of record in Book 9979, page 730, said Register's Office; (6) all matters appearing on the Plan of record in Plat Book 6900, page 12, amended in Book 6900, page 301, said Register's Office.

Ralph E. Henry joins in this conveyance for the purpose of conveying any interest, marital or otherwise, he may have as the spouse of the said Eugenia Faye Campbell, n/k/a Eugenia Faye Henry.

unimproved ( )
This is improved (X) property, known as 3569 Chesapeake Drive, Nashville, TN 37207
(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 my hand this 4th day of January 2005

Eugenia Faye Campbell (now known as) Eugenia Faye Henry
Eugenia Faye Campbell, n/k/a Eugenia Faye Henry

Ralph E. Henry
Ralph E. Henry

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 Eugenia Faye Campbell , n/k/a Eugenia Faye Henry and Ralph E. Henry

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that tshey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory Tennessee, this 4th day of January, 2005.

Commission expires _____

Notary Public

GREGORY L. ROBERTSON
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY
My Commission Expires JULY 2

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