STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of March, 2005.

Notary Public

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/16/05 15:36 2 pgs
Fees:13.00 Taxes:560.55
20050316-0029127

ADDRESS NEW OWNER(S) AS FOLLOWS:
William M. Clark, Jr.
620 Mt. Pisgah Court
Nashville, TN 37211

SEND TAX BILLS TO:
SOUTH STAR FUNDING, LLC
400 NORTHRIDGE ROAD, SUITE 1000
ATLANTA, GA 30350

MAP-PARCEL NUMBERS:
172-14-0-007

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, **Ann Marie Brown** hereinafter referred to as Grantors, hereby transfers and conveys to **William M. Clark, Jr., a single man** hereinafter referred to as Grantees, their heirs 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. 7 on the Plat of Mt. Pisgah Heights Subdivision, as of record in Book 5210, Page 302, 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 John C. Brown and wife Ann Marie Brown by Warranty Deed from Masatsugu Yoshida of record in book 10687, Page 754, Register's Office for Davidson County, Tennessee dated November 14, 1997. Further being conveyed to Ann Marie Brown by Quitclaim Deed from John C. Brown of record in Instrument No. 20041008-0121968, Register's Office for Davidson County, Tennessee dated September 29, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 5210, Page 302, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5634, Page 15, Book 6989, Page 530, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 620 Mt. Pisgah Court, Nashville, TN 37211.

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 16th day of March, 2005.

Ann Marie Brown

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 Ann Marie Brown, 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 16th day of March, 2005.

Notary Public

My Commission Expires: 11.22.08

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY