WARRANTY DEED

B-AML-05-204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA M. POPE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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
Fernando P. Grimes	SouthStar Funding, LLC	
204 Joyner Street	(NAME) 400 Northridge Road, Suite 1000	119-05-0 295.00
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBERT L. SMITH, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FERNANDO P. GRIMES★ 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF JOYNER STREET HOMES, AS OF RECORD IN BOOK 6900, PAGE 309, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. SMITH, JR. BY WARRANTY DEED FROM O. P. BRADLEY, TRUSTEE, RECORDED ON SEPTEMBER 21, 1990 IN BOOK 8200, PAGE 569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Spouse does not join in this conveyance because this is not their marital residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

★ and Tangela M. Grimes, Joint Tenants

unimproved ( )
This is improved (X) property, known as 204 Joyner Street, Nashville, Tennessee 37210
(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 17th day of May, 2005.

Robert L. Smith, Jr.

Robert L. Smith, Jr.

Davidson County DEEDWARR
Recvd: 06/03/05 09:56 2 pgs
Fees:13.00 Taxes:329.30

20050603-0063134

STATE OF Tennessee
COUNTY OF Davidson

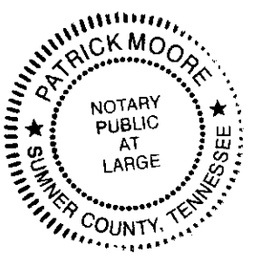
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Smith, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 17th day of May, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903