Davidson County DEEDWARR
Recvd: 06/10/05 12:44 3 pgs
Fees:18.00 Taxes:784.03

20050610-0066769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taphney J. Brakefield (NAME)	Southstar Funding, LLC (NAME)	MAP 015
2800 Union Hill Road (ADDRESS)	11000 Westmore Circle, Suite 200 (ADDRESS)	PARCEL 278.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Westminister, CO 80021 (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, Robert Kilmarx and wife, Tami Kilmarx

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taphney J. Brakefield and Brian W. Cossar, both unmarried

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:

BEING a Tract of Land situated in the 1st Councilmanic District of Davidson County, Tennessee, the said Tract being the eastern portion of Parcel 88 located on Tax Map 15 as of record in Book 6247, page 368, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the proeprty described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min. 53 sec. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Officefor Davidson County, Tennessee, and being the Southwest

CONTINUED

This is improved (X) unimproved ( ) property, known as 2800 Union Hill Road, Joelton, TN 37080 (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 our hand s this 2nd day of June, 2005

Robert Kilmarx

Tami Kilmarx

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 Robert Kilmarx and wife, Tami Kilmarx

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of June 2005.

Commission Expires NOV. 24, 2007

Mary Birthright
Notary Public

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

LEGAL DESCRIPTION CONTINUATION

corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

BEING the same property conveyed to Robert Kilmarx and wife, Tami Kilmarx by Warranty Deed from Billie Jean Randolph, Unmarried of record by Instrument No. 20020509-0057490, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.