Davidson County DEEDWARR
Recvd: 06/14/05 09:01 3 pgs
Fees:18.00 Taxes:501.35
20050614-0067672

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
RODNEY MARTIN, JR. 201 West Cedar Street Goodlettsville, TN 37072	South Star Funding 400 Northridge Rd. Suite 1000 Atlanta, GA 30350	25-4-13

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CURTIS EARL LASSITER, Executor of the Estate of Hattie M. Chapman, Deceased**, has this day bargained and sold, and does hereby transfer and convey unto the said **RODNEY MARTIN, JR.**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of John H. Martin Subdivision on an unrecorded map of the John H. Martin Property, showing Lot No. 6 and being a re-subdivision of Lots Nos. 1 and 6 of the Roscoe Property, likewise, not of record, at Goodlettsville, Tennessee, and described according to a copy of a survey made by J. R. Scott, Surveyor, June 4, 1949, as follows:

Beginning at a point in the north margin of an unnamed 50 foot street which runs westerly from U. S. Highway 41-E, said street likewise being located 78 feet 6 inches south of the south line of the post office property, said point of beginning being the common corner of Lots Nos. 3 and 4 of said Martin property; thence with the line between said lots northerly 139 feet to a point; thence south 85 ½ deg. West 95 feet 10 inches to the corner of Lots 2 and 3; thence with the line between said lots south 5 deg. East 141 feet to the north margin of said unnamed street; thence with the margin of same, north 84 ½ deg. East 95 feet 10 inches to the beginning.

Being the same property conveyed to Nelson O. Chapman and wife, Hattie Chapman, by deed of record in Book 4498, page 449, said Register's Office, the said Nelson O. Chapman having predeceased Hattie M. Chapman. The Will of Hattie Chapman of record in Volume #5788/1829094, Docket No. 05P-379 appoints Curtis Earl Lassiter, as Executor with power to sale.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $135,500.00.

Subscribed and sworn to before me this 9 day of June, 2005.

My Commission Expires: 3/22/08

Affiant

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 201 West Cedar Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9 day of June, 2005.

Curtis E. Lassiter

CURTIS EARL LASSITER, Executor of the Estate of Hattie M. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **CURTIS EARL LASSITER, Executor of the Estate of Hattie M. Chapman,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9 day of June, 2005.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/22/08

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.