WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/05 09:02 2 pgs
Fees:13.00 Taxes:795.50

20050706-0077194

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 6-30-05

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LAUREN F. GRIECO
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Esposito	Southstar Funding, LLC	151.09-0A-038.00
(NAME)	(NAME)	
4605 Derbyshire Court	400 Northridge Rd Ste 1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30350.	
(CITY) (STATE) (ZIP)	(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, Barry Construction Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Esposito, 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Long Hunter Chase, Phase 1, Section 2, of record in Book 9700, page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Barry Construction Company, by Deed from JCH Development Company, Inc., dated and recorded December 1, 1994, in Book 9534, page 913, said Register's Office.

unimproved

This is improved ✓ property, known as 4605 Derbyshire Court, Antioch, TN 37013
(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 30th day of June, 2005.

Barry Construction Company
By Todd Zeitlin, Vice President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Zeitlin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Barry Construction Company, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

WITNESS my hand and seal, at Brentwood, Tennessee, this 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 5-30-[illegible]

LAUREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES: 05/30/2007