Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/01/05 10:58 2 pgs
Fees:13.00 Taxes:351.13
20050801-0089485

FILE BOX 45

39-B
File #05-1353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Daniel Lynch and Stacey Lynch, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Neal Vardaman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

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:

TRACT 1
Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Highland View Subdivision of record in Book 1424, Page 39, Register's Office for said County.

Said Lot No. 46 fronts 70 feet on the westerly side of Milton Drive and runs back 222.8 feet on the northerly line and 204.6 feet on the southerly line to a dead line in the rear, measuring 72.1 feet thereon.

TRACT 2
Land in Davidson County, Tennessee, being a strip of land fronting on Avalon Drive marked "Reserved" on the Plat of Virginia Manor, of record in Book 1835, Page 22, Register's Office for said County.

Said Tract begins at a monument in the southerly margin of Avalon Drive, 180 feet easterly from a monument at the beginning of a curve in the southeasterly intersection of Avalon Drive and Warden Drive; thence with a margin of Avalon Drive eastwardly 186.57 feet to a monument; thence continuing with said Avalon Drive 18.12 feet to a monument at the beginning of a curve in the intersection of Avalon Drive and Milton Drive; thence around said curve 31.42 feet to a point in the westerly margin of Milton Drive; thence westwardly in a straight line with the northerly margin of the Highland View Subdivision (of record in Book 1424, Page 39, Register's Office for Said County) 222.8 feet to the point of beginning.

Being the same property conveyed to Daniel Lynch, unmarried by deed dated May 8, 2003 of record as Instrument No. 20030519-0067597, Register's Office for Davidson County, Tennessee.
Stacey Lynch joins in this conveyance to convey any and all interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2200 Milton Dr., Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of July, 2005

Daniel Lynch

Stacey Lynch

State of Tennessee)
County of Davidson)

On this 29th day of July, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel Lynch and Stacey Lynch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94,900.00.

Affiant

Sworn and subscribed before me on this the 29th day of July, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Neal D. Vardaman
2200 Milton Dr.
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
Southstar Funding, LLC
400 Northridge Rd Ste 1000
Atlanta, GA 30350

TAX MAP-PARCEL #:
73-1-168