Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

M. Morris Jack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocky Medrano	Southstar Funding, LLC ~~Rocky Medrano~~	119-1-179
(NAME) 226 Rose Street	(NAME) 400 Northridge Road, #1000 ~~226 Rose Street~~	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Atlanta, GA 30350 ~~Nashville, TN 37210~~	
(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, WE, Teresa Powers and Ronald Powers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rocky Medrano, 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 the easterly 30 feet of Lot No. 157 and the westerly 40 feet on Lot No. 158 on the Map of Overhill City and W.H. Fox Subdivision of certain blocks in Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said County. Said part of Lot No. 157 and part of Lot No.158 front together 70 feet on the northerly side of Rose Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Herman Rodger Stokes and wife, Teresa Dorcille Stokes, by deed of record in Book 8269, Page 245, Register's Office for Davidson County, Tennessee. Herman Rodger Stokes having since died. Teresa Dorcille Stokes now known as Teresa Powers.

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

Ronald Powers joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 226 Rose Street, Nashville, TN 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 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.

Davidson County DEEDWARR
Recvd: 09/07/05 13:55 2 pgs
Fees:13.00 Taxes:453.25

20050907-0107645

Witness my hand this 31st day of August, 2005.

Teresa Powers

Ronald Powers

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 Teresa Powers and Ronald Powers 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2005.

Commission expires: ~~May 28, 2006~~ 11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public