STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Subscribed and sworn to before me, this September 30, 2005.

My Commission Expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Affiant

Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 13:13 2 pgs
Fees:13.00 Taxes:351.50
20051017-0124968

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
TWO BRENTWOOD COMMONS, STE 150
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: JAMES MERRITT		NAME: SOUTHSTAR FUNDING	
STREET ADDRESS: 3315 CURTIS STREET		STREET ADDRESS: 400 NORTHRIDGE RD., STE. 1000	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: ATLANTA	STATE: GEORGIA
ZIP CODE: 37218		ZIP CODE: 30350	
MAP & PARCEL NO.: 069-12-0-063.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOYCE SIMPKINS DUKE

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JAMES MERRITT

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 22 ON THE MAP OF ORCHARD HILL, AS OF RECORD IN BOOK 2663, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 22 FRONTS 68.1 FEET ON THE SOUTHERLY SIDE OF CURTIS STREET AND EXTENDS BACK 190 FEET ON THE WESTERLY LINE AND 160 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 159.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOYCE SIMPKINS DUKE BY WARRANTY DEED FROM MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS, DATED 06/04/02, RECORDED 06/18/02, AS DOCUMENT NO. 200206180073381, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3315 CURTIS STREET, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS September 30, 2005.

JOYCE SIMPKINS DUKE

State Tennessee } ss
County of WILLIAMSON

On this the September 30, 2005, before me, the undersigned Notary Public, personally appeared **Joyce Simpkins Duke**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

WARRANTY DEED