JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
$255,000.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$255,000.00~~

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

B-TRA-05-1716

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Sharon Holt	SouthStar Funding, LLC	
1716 Temple Avenue (ADDRESS)	400 Northridge Road, Suite 1000 (ADDRESS)	131-3-192
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VIRGINIA NAYLOR SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON HOLT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 48, NEIL HUNT SUBDIVISION, as shown on plat of record in Plat Book 974, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virginia Naylor Smith by Deed from E.L. Fathman and wife, Mary Ruth Fathman, recorded October 31, 1944 in Deed Book 1309, Page 51, in the Register's Office of Davidson County, Tennessee. The said Charles M. Smith, III executes this instrument on behalf of Virginia Naylor Smith by power of attorney of record in Instrument Number #20040908-0108685, Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1716 Temple Avenue, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of October, 2005.

Virginia Naylor Smith

by Charles M. Smith III POA

Davidson County DEEDWARR
Recvd: 11/01/05 16:01 2 pgs
Fees:13.00 Taxes:943.50

20051101-0132191

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES M SMITH, III, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Virginia Naylor Smith and acknowledged that he/she executed the same as the free act and deed of the said Virginia Naylor Smith. by Power of Attorney recorded in Inst No. 20040908-0108685.

Witness my hand and official seal at
Nashville, Tennessee
on this the 28th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903