WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/08/05 09:49 2 pgs
Fees:13.00 Taxes:440.30

20051108-0135087

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Kenneth J. Giese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenneth J. Giese	Southstar Funding, LLC	Map 83
1612 Sharpe Avenue	400 Northridge Road, Suite 1000	Group 2
Nashville, TN 37206	Atlanta, GA 30350	Parcel 156

FOR AND IN 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

Patricia A. Allen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kenneth J. Giese, a single person
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 part of Lot No. 12 on the Map of Weakley Home Place, of record in Book 161, Page 131, Register's Office for said County.

Beginning at a point in the southerly margin of Weakley Avenue 143.6 feet, more or less, west of the westerly margin of Chapel Street or Lindsley Avenue, being the northwest corner of the property conveyed to J.D. Eubank, by Deed of record in Book 1115, Page 288, said Register's Office; thence along Eubank's westerly line southerly 144.6 feet to a point at the corner of the property conveyed to H.L. Vantrease by deed of record in Book 1005, Page 570, said Register's Office; thence, along Vantrease's westerly line and along the westerly line of the property conveyed to Harry G. Nichol, by deed of record in Book 672, Page 299, said Register's Office; southerly 59 feet to a point at the northwest corner of the property conveyed to Myers Y. Cooper Company, by deed of record in Book 936, Page 127; thence, southerly along said Cooper's westerly line 59 feet to a point in the line between Lots Nos. 12 and 14; thence, with the line between said lots, westerly 100.3 feet, more or less, to the southeast corner of the property conveyed to Albert M. Primm, by deed of record in Book 796, Page 211; thence, with Primm's easterly line, northerly 260 feet, more or less to the southerly margin of Weakley Avenue; thence with the margin of the same easterly 50 feet, to the point of beginning.

Being the same property conveyed to James T. Allen, III and wife, Patricia A. Allen, by deed from James T. Allen and wife, Arnita P. Allen, of record in Book 9150, Page 970, said Register's Office, dated October 20, 1993. The said James T. Allen, III now being deceased. See also deed of record in Book 7352, Page 953, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 161, Page 131, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1612 Sharpe Avenue, Nashville, TN 37206

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.

FILE BOX 45

Witness my hand this 4th day of November, 2005.

Patricia A. Allen

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 Patricia A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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