Ret to H TS
8115 Isabella Ln, Ste 5
Brentwood TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007.~~
(AFFIX SEAL)

JANE GRANER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2008

Davidson County DEEDWARR
Recvd: 11/23/05 14:28 2 pgs
Fees:13.00 Taxes:323.75
20051123-0142016

9/30/05

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Wilburn	**SouthStar Funding, LLC**	**162-00-0 029.00**
(NAME)	(NAME)	
5086 Blue Hole Road	**400 Northridge, Suite 1000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Atlanta, GA 30350**	
(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, **William Rieves and Judy Sykes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene Wilburn, unmarried**, 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 located in the 32nd Council manic district of Davidson County, Tennessee the easterly margin of Blue Hole Road bounded on the north by Janice Hancock Bell, bounded on the east and south by Michele, Davis and Interstate Highway 24, described according to a boundary survey dated 7/29/2005 by Campbell, McRae & Associates, Surveying Inc. (John A. Hood TN.R.L.S. No. 1838) as follows:

Beginning at an iron rod (new) in the easterly margin of Blue Hole Road, the southwest corner of Janice Hancock Bell (Book 5224, Page 789 R.O.D.C., TN) and the northwest corner of the herein described tract; thence with the southerly line of Bell S, 86°15'00" E, 327.64' to an iron rod (old), said iron rod being the northwest corner of Mitchell E. Davis and the northeast corner of the herein described tract; thence with the west and south lines of Mitchell E. Davis (Book 11385, Page 101 R.O.D.C., TN) S. 10°36'45" W. 115.22' to an iron rod (old) the southeast corner of the herein described tract; thence S. 58°57'48" W, 82.45' to an iron rod (new); thence N. 83°45'13" W, 182.81' to an iron rod (old) in the northerly margin of interstate highway 24; thence with the margin of said highway N, 50°37'44" W, 72.99' to a highway monument (old) in the easterly margin of Blue Hole Road, said Monument being the southwest corner of the herein described tract, thence with the easterly margin of Blue Hole Road N 11°10'24" E, 75.73' to the point of beginning and containing 0.88 acres more or less.

Included in the above description is a 15' reserved right-of-way strip to the Barry Family Cementery, said right-of-way runs adjacent and parallel to the northerly line of the above described tract

Being the same property conveyed to grantors by deed of record in Book 1416, Page 523, Register's Office Davidson County, Tennessee.
and by affidavit # 20051123-0142015. R.O.D.C.

unimproved ☐

This is improved ☒ property, known as **5086 Blue Hole Road, Antioch, TN 37013**

(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.

Witness **my/our hand(s)** this **14th day of September, 2005**.

William R. Rieves

William Rieves

Judy Sykes

Judy Sykes

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 William Rieves and Judy Sykes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September 2005.

Commission expires:

Notary Public

