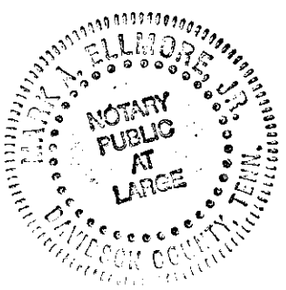
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Glenna O. Minard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna O. Minard	SouthStar Funding, LLC	149-9-70
(NAME)	(NAME)	
712 Richards Road	400 Northridge Road, 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,

G. Howard Doty, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glenna O. Minard, an unmarried woman,

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 Lot No. 3 on the Plan of Section I, Barclay Square, of record in Plan Book 4460, Page 141, Register's Office for said County.

SAID Lot No. 3 fronts 70 feet on the northerly side of Richards Road and extends back between parallel lines 150 feet to a dead line in the rear measuring 70 feet thereon.

BEING the same property conveyed to Peter Lunati and wife, Barbara F. Lunati by Warranty deed from Jin Moon Kim and wife, Chung Za Kim and Geunhee Yu, recorded on 3/27/78 in Book 5265, Page 690, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to G. Howard Doty, Trustee, by Quitclaim Deed from Barbara Lunati Stanley recorded on 7/6/05 in Instrument No. 20050706-0077464, said Register's Office. Peter Lunati predeceased Barbara F. Lunati and she remarried and is now known as Barbara Lunati Stanley.

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 712 Richards 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 hand this 23rd day of November, 2005.

Davidson County DEEDWARR
Recvd: 11/29/05 10:02 2 pg
Fees:13.00 Taxes:462.13
20051129-0143328

G. Howard Doty, Trustee

Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named G. Howard Doty, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

