Davidson County DEEDWARR
Recvd: 12/20/05 12:38 2 pgs
Fees:13.00 Taxes:476.19

20051220-0152546



State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $128,700.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2005.

Notary Public

My commission expires: 2-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradford York	**Southstar Funding LLC**	**Map 76**
809 Stoner Mill Lane	**400 Northridge Rd. #1000**	**Group 05-0**
Hermitage, TN 37076	**Atlanta, GA 30350**	**Parcel 136**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

(2) **Daniel K. Berglund and** wife, **Julie L. Berglund**

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

Bradford York and wife, Jenn York

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:

Being Lot No. 4 on the Plan of STONER MILL, Section I, as of record in Plat Book 6900, pages 824 and 825, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel K. Berglund and Julie L. Berglund, by Deed from Raymond C. Weaver, Jr. and wife, Tracy W. Weaver, of record in Instrument No. 20040712-0082742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record; and any and all easements and restrictions of record in the Register's Office for Rutherford County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as: **809 Stoner Mill Lane, Hermitage, TN 37076**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 16th day of December, 2005.

Daniel K. Berglund by Danielle Waff his atty in fact
Daniel K. Berglund

Julie L. Berglund by Danielle Waff her atty in fact
Julie L. Berglund

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Danielle Wolff** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact **for Daniel K. Berglund and Julie L. Berglund**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **of Daniel K. Berglund and Julie L. Berglund**, the within named bargainor(s) by the said **Danielle Wolff**, as such Attorney-in-fact. *

Witness my hand and official seal at office in Brentwood, Tennessee on this the **16th** day of **December, 2005**.

Robin R. Keller
Notary Public

My Commission Expires: 11/24/08

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

*Said POA of record at Instrument No. 20051220-0152545
Register's Office of Davidson County, TN.