WARRANTY DEED

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: 11-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles O. Lee	SouthStar Funding, LLC	MAP 58-16
(NAME)	(NAME)	
	400 Northridge Road, Suite #1000	PARCEL 30
(ADDRESS)	(ADDRESS)	
	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, Melvin W. Bess and wife, Clara Ruth Bess, Trustees U/A/D February 20, 1997 of the Bess Joint Revocable Living Trust Agreement HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles O. Lee

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. 13 of Block CC on the Revised plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 75 feet on the Westerly side of Meadow Road, and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Melvin Wayne Bess and wife, Clara Ruth Bess by Warranty Deed dated July 21, 1958, from W. L. Turner, Trustee, of record in Book 2797, Page 466, Register's Office for Davidson County, Tennessee. And being further conveyed to Melvin W. Bess and wife, Clara Ruth Bess, Trustees U/A/D February 20, 1997 of the Bess Joint Revocable Living Trust Agreement by Quitclaim Deed from Melvin W. Bess and wife, Ruth B. Bess, of record in Book 10411, Page 772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3523 Meadow Road, Nashville, TN 37218
(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 our hand s this 16th day of December, 2005

Melvin W. Bess, Trustee

Melvin W. Bess, Individually

Clara Ruth Bess, Trustee

Clara Ruth Bess, Individually

Davidson County DEEDWARR
Recvd: 12/30/05 10:59 2 pgs
Fees:13.00 Taxes:244.94

20051230-0156779

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 Melvin W. Bess and wife, Clara Ruth Bess, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustee's of The Bess Joint Revocable Living Trust Agreement U/A/D February 20, 1997 and in their capacity as such Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Melvin W. Bess and wife, Clara Ruth Bess, the bargainor's with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON