251-568

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/12/06 10:37 3 pgs
Fees:18.00 Taxes:407.00

20060112-0004798

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 20** and between **Thomas** , herein after referred to as GRANTOR, and **Alice Hambrick** , herein after referred to as

WITNESSETH: That for and in consideration of Ten Dollars ($10.00 and other good and consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

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. 16 of Block "D" on the Plan of Forest Park Subdivision at Madison, Tennessee of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Forest Park Subdivision of Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

2) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettina Thomas by Quitclaim Deed from Joan H. Carlos, an unmarried person, of record in Instrument No. 200211210145096, dated November 13, 2002, recorded November 21, 2002 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Bettina Thomas, unmarried woman and Joan H. Carlos, unmarried woman, by Warranty Deed from Jennie L. Vedros, unmarried, of record in Instrument No. 200208200100397, dated August 15, 2002, recorded August 20, 2002, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as: 42 Maple Street Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, rights and privileges thereunto belonging or appertaining unto the said GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as hereinbefore set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Bettina Thomas
Signature of Seller

RECORDERS NOTE:
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(legible copy of page follows for reference)

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 2005** by and between **Bettina Thomas** , herein after referred to as GRANTOR, and **Alice Hambrick** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

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. 16 of Block "D" on the Plan of Forest Park Subdivision at Madison, Tennessee of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

2) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettina Thomas by Quitclaim Deed from Joan H. Carlos, an unmarried person, of record in Instrument No. 200211210145096, dated November 13, 2002, recorded November 21, 2002, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Bettina Thomas, unmarried woman and Joan H. Carlos, unmarried woman, by Warranty Deed from Jennie L. Vedros, unmarried, of record in Instrument No. 200208200100397, dated August 15, 2002, recorded August 20, 2002, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 423 Maple Street, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Bettina Thomas
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Bettina Thomas**, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **30th** day of **December, 2005.**

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Alice Hambrick
423 Maple Street, Madison, TN 37115

Send Tax Statements to:
Southstar Funding, LLC
400 Northridge Road, Ste 1000, Atlanta, GA 30350

Map & Parcel 043-13-O-121.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **December, 2005.**

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-568