Davidson County DEEDWARR
Recvd: 01/19/06 12:17 2 pgs
Fees:13.00 Taxes:497.65

20060119-0007354

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2006.

Notary Public

JOHN CLEARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-1MM-05-448

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/29/06

THIS INSTRUMENT WAS PREPARED BY
RUDY, [illegible] ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Warren	SouthStar Funding, LLC	
448 Cedarvalley Drive (ADDRESS)	(NAME) 400 Northridge RD STE 1000 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30350 (CITY) (STATE) (ZIP)	162-13-18.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON THOMAS AND WIFE, JOCELYN P.THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA WARREN, SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, CEDARWOOD ESTATES, REVISED SECTION ONE, as shown on plat of record in Plat Book 4675, Page 62, as amended in Book 4891, Page 151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aaron Thomas and wife, Jocelyn P. Thomas by Warranty Deed from M. Van Stanley, Jr. and wife, Mary Stanley, recorded on the 28th day of November, 1989 in Deed Book 7992, Page 185, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record Book 4675, Page 62; Book 4891, Page 151; and Book 4753, Page 683; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 448 Cedarvalley Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of January, 2006.

Aaron Thomas

Jocelyn P. Thomas

Jocelyn P. Thomas

STATE OF Tennessee
COUNTY OF Davidson

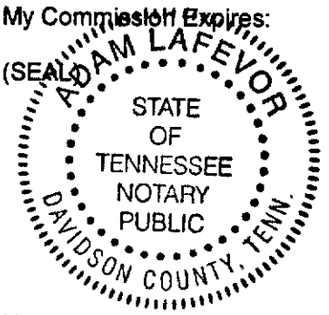
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Thomas and Jocelyn P.Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 11th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903