Davidson County DEEDWARR
Recvd: 02/22/06 14:23 2 pg
Fees:13.00 Taxes:900.58

20060222-0020860

WARRANTY DEED

B-SFG-06-2089

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,400.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-29-06

(AFFIX SEAL)

MARY FRANCES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodson Maher	Southstar Funding, LLC	
2089 Stokes Lane	(NAME) 400 Northridge Road, Ste. 1000	117-7-M-3 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CATHERINE S. MONSTED, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WOODSON MAHER, UNMARRIED, 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 UNIT NO. 2089, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FAIRSTED PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20021121-0145225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE OF RECORD IN PLAT BOOK 6200, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE S. MONSTED, UNMARRIED BY WARRANTY DEED FROM FAIRSTED PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 20TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031120-0169527, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2089 Stokes Lane, Nashville, Tennessee 37215
(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 8th day of February, 2006.

Catherine S. Monsted

STATE OF Tennessee
COUNTY OF Davidson

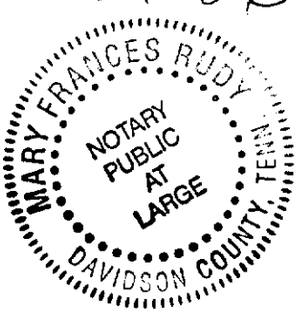
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine S. Monsted, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 8th day of February, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903