WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 10:42 2 pgs
Fees:13.00 Taxes:769.60
20060502-0050269

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $208,000.00.

Daphne M. Dunn
Affiant

Subscribed and sworn to before me this 27 day of April, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tamara P. Whaley	SouthStar Funding, LLC	041-04-0-042.00
4079 Marydale Drive	400 Northridge Rd. #1000	
Nashville, TN 37207	Atlanta, GA 30350	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lee Ann Welck n/k/a Lee Ann Whitworth** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tamara P. Whaley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Kirk Whitworth joins in this conveyance to convey any and all marital interest he may have in and to the said property.

Being Lot No. 60 on the plan of Dalemere Subdivision, Section 4, of record in Book 3300, page 45, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Marydale Drive; thence South 87 deg. 42' east 317.24 feet to an iron pin; thence South 34 deg. 57' East 33.78 feet to a concrete monument; thence South 50 deg. 30' East 105 feet to an iron pin; thence South 80 deg. 18' West 177.73 feet to a concrete monument; thence North 81 deg. 28' West 254.15 feet to an iron pin in the easterly margin of Marydale Drive; thence North along said easterly margin of Marydale Drive 100.06 feet to the point of beginning.

Being the same property conveyed to Lee Ann Welck*, by deed from Louise Wright Gregory, unmarried, on March 8, 2002, of record in Instrument Number 20020312-0031034, Register's Office for Davidson County, Tennessee.

***Said Lee Ann Welck now known as Lee Ann Whitworth.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 45, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3922, page 683; and Book 3931, page 652; and Book 4132, page 609, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4079 Marydale Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 27, 2006.

Lee Ann Whitworth
Lee Ann Whitworth

Kirk Whitworth
Kirk Whitworth

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lee Ann Whitworth and husband Kirk Whitworth** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 27, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY