WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/06 10:47 2 pgs
Fees:13.00 Taxes:402.93
20060510-0054752

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,900.00.**

Affiant

Subscribed and sworn to before me this 1st day of MAY, 2006

Notary Public

My Commission expires: MARCH 21, 2009 (Affix Seal)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2301 Brandywine Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christina L. Wade	SouthStar Funding, LLC.	050-15-0-152.00
3190 Qualynn Drive	400 Northridge Road Suite.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, **George M. Davis and wife, Shirley N. Davis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christina L. Wade**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 470 on the plan of Section Three, Parkwood Estates, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 470 fronts 80 feet on the easterly margin of Qualynn Drive and extends back 137.6 feet on the northerly line and 139.0 feet on the southerly line to a dead line in the rear, measuring 80.0 feet thereon.

Being the same property conveyed to George M. Davis and wife, Shirley N. Davis, by deed from Richard C. Vaughn and wife, Mary R. Vaughn, on June 9, 1986, of record in Book 6883, page 776, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 050-15-0-152.00.
- Subject to all matters as shown on the Plan of record in Book 3300, page 31, Register's Office Davidson County, Tennessee.

This is improved property known as: **3190 Qualynn 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 May 1, 2006.

George M. Davis

Shirley N. Davis

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George M. Davis and wife, Shirley N. Davis** 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 May 1, 2006

My commission expires 8/2/08

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY