WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,500.00**

AFFIANT

Davidson County DEEDWARR
Recvd: 07/07/06 11:08 3 pgs
Fees:18.00 Taxes:475.45
20060707-0081684

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **30TH DAY OF JUNE, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES My Commission Expires JAN. 26, 2008
(AFFIX SEAL)

KIMBERLY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Carl CS Smith, Jr.	**SouthStar Funding, LLC**	**135.16-0B-144.00 CO**
692 Flintlock Court	**400 Northridge Road, Suite 1000**	
Nashville, TN 37217	**Atlanta, GA 30350**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Myers and Whitney Myers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Carl CS Smith, Jr., an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat 20021120-0143949, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Easements of record in Book 10110, page 854, said Register's Office.

All Easements to Metro of record in Book 4821, page 105 and Book 4821, page 111, said Register's Office.

All Santary Sewer Easements of record in Book 6209, page 538; Book 7225, page 239; Book 8870, pages 891 and 932, said Register's Office.

All Overhead Line Easements of record in Book 11594, page 299, said Register's Office.

All Restrictions of record in Instrument Nos. 20020507-0056331, 20021104-0134724, 20030610-0080281, and 20050520-0056888, said Register's Office.

All Bylaws of record in Instrument No. 20021106-0136459, said Register's Office.

All Charter of record in Instrument No. 20021106-0136458, said Register's Office.

All Stormwater Detention Agreement of record in Instrument No. 20020820-0100403, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **692 Flintlock Court**
Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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 hand this **30th** day of **June, 2006**.

Christopher Myers **Whitney Myers**

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christopher Myers and Whitney Myers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 7:15 PM in ~~Manatee~~ Manatee County

This 30th day of June, 2006.

GAYLA LISTER
Comm# DD0435063
Expires 5/30/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Notary Public

My Commission Expires: 5/30/2009

Exhibit "A"

A 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. 144 on the Plan of Woodridge at Nashboro Village of record in instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Myers and Whitney Myers, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 9/4/03 and filed for record 9/12/03 in Instrument No. 20030912-0133922, Register's Office for Davidson County, Tennessee.