This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jerry Ermil Dillingham
5320 Hunters Ridge
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Franklin Financial Corp.
2500 Windy Ridge Parkway, Suite 400
Atlanta, GA 30339

MAP 161-10-A
CTRL MAP
GROUP A
PARCEL 133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robin Kevin Mathis, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jerry Ermil Dillingham, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 109, Villages of Brentwood, Phase Two**, of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Robin Kevin Mathis, a single person, by deed from Ann Cross, an unmarried woman of record in Book 11596, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **5320 Hunters Ridge, Nashville, Tennessee 37211.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, **Denise Mathis**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the wife of the said Robin Kevin Mathis.

Davidson County DEEDWARR
Recvd: 11/20/01 12:51 2pgs
Fees:13.00 Taxes:527.25
20011120-0127412

WITNESS OUR HANDS, this the **15th** day of **November, 2001**.

Robin Kevin Mathis

Denise Mathis

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin Kevin Mathis and wife, Denise Mathis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2001.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 11/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $142,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of November, 2001.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 11/21/2004