Davidson County DEEDWARR
Recvd: 12/31/01 15:50 2pgs
Fees:13.00 Taxes:380.73

20011231-0145282

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2001

Notary Public

MY COMMISSION EXPIRES: 4/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Vetter	First Franklin Financial Corp.	163-11-E-13
2950 Baby Ruth Lane, Unit #13	2727 Paces Ferry Rd. Ste. 380	
Antioch, TN, 37013	Atlanta, GA 30330	

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, I/WE,

York Construction, LLC

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

Steve Vetter and wife, Danielle Holland

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

Being Unit No. 13, on the Plat, Timber Trace Townhomes of record in Instrument No. 200011220115447 and amended in Instrument No. 20010104-0001310, said Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being the same property conveyed to York Construction, LLC by deed from Eckhardt Exchange Corporation, Trustee for 2952 Baby Ruth Land Trust, of record as Instrument No.: 20010430-0043143, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2950 Baby Ruth Lane, Unit #13, Antioch, TN 37013

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 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 forever 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/our hand(s) this 18th day of December, 2001

York Construction, LLC

BY:
Robin York
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robin York with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Chief Manager of York Construction, LLC the within named bargainor, and corporation, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RobinYork as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of December, 2001.

Notary Public

My commission expires: 9/22/2002

