PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SK) Title No: 43163

Dav. Co. File: Box 8

Return to:
Box 61
No10375

Davidson County DEEDWARR
Recvd: 01/14/02 10:01 2pgs
Fees:13.00 Taxes:332.63

20020114-0005287

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tiffani M. Ransom 306 Leisure Court Antioch, Tennessee 37013	First Franklin Financial Corp. 2150 North First Street San Jose, California 95131

TAX MAP-PARCEL NUMBERS: 162-16-0-B/004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Delores Ann Smith , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffani M. Ransom** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 of Section One, Phase 1, Leisure Heights, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 267, as amended in Book 6396, page 502, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Clell W. Smith and wife, Geraldine Smith by deed from The Corporeal Group, a Tennessee general partnership of record in Book 7320, page 331, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11527, page 300, said Register's Office, rerecorded in Book 11530, page 307, said Register's Office, The said Clell W. Smith and wife, Geraldine Smith conveyed their interest in subject property to Delores Ann Smith.

Robert Morris McConnell, spouse of Delores Ann Smith, joins in this conveyance soley to convey any and all marital interest he may have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, page 267, as amended in Book 6396, page 502 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6146, page 241, Book 6150, page 585, Book 6259 page 862, Book 6396, page 504, and in Book 7303, page 232, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 306 Leisure, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2001 .

Delores Ann Smith

Delores Ann Smith

Robert Morris McConnell

Robert Morris McConnell

State of TENNESSEE
County of WILLIAMSON

On this 28th day of December, 2001 , before me the undersigned authority, personally appeared **Delores Ann Smith and Robert Morris McConnell** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Commission Expires JULY 30, 2005

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $89,900.00

Affiant

Sworn and subscribed before me this 28th day of December, 2001

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 30, 2005

Notary Public