WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7828-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel L. Garnett-Johnson (NAME)	First Franklin Financial (NAME)	52-13A-35
2734 Penn Meade Drive (ADDRESS)	2727 Paces Ferry Road, Suite 380 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

FOR AND 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, George Benjamin Black, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurel L. Garnett-Johnson, married

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:

Land in Davidson County, Tennessee being Unit No. 35 as created and established by Master Deed and ByLaws for River Glen a Horizontal Property Regime in Book 7566, Page 571, Register's Office for Davidson County and as shown and described on the Plan for River Glen, Phase I, of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee submitted to said Master Deed and ByLaws by instrument of record in Book 7724, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof, with an undivided percentage interest in the common elements allocated to said unit as set forth in Master Deed and ByLaws as may be from time to time amended as planned therein.

Being the same property conveyed to George Benjamin Black by deed from Mattie Lee Black of record in Instrument No. 200005300053218, and Book 8143, Page 115, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/05/02 11:10 2pgs
Fees:13.00 Taxes:277.50

20020305-0027357

unimproved ( )
This is improved (X) property, known as 2734 Penn Meade Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28th day of February, 2002

George Benjamin Black

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Benjamin Black, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, _____, Tennessee, this 28th day of February, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public