Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/02 15:49 2pgs
Fees:13.00 Taxes:286.75

20020517-0060952

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF May, 2002

MARK R. SHARBER NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Suite 305, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgia Seymour-Frazier (NAME)	First Franklin Financial (NAME)	MAP 72-13
922 McClurkan Avenue (ADDRESS)	2727 Paces Ferry Road, Suite 380 (ADDRESS)	167.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Atlanta, Georgia 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, Donna House

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

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 part of Lots Nos. 233 and 234, Revision of Part of Trevecca Subdivision of record in Book 421, Page 169 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said part of Lots Nos. 233 and 234 front together 100 feet on the westerly margin of Emmett Avenue and extend back 150 feet (along McClurkan Avenue) between parallel lines to a dead line in the rear measuring 100 feet thereon.

For source of title reference is made to Book 11183, Page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Donna Howard and Donna House being one and the same person.

Kenneth House, spouse of Donna House, joins in this conveyance to convey all right, title and interest he may have, including but not limited to marital rights.

unimproved ( )
This is improved (X) property, known as 922 McClurkan Avenue, Nashville, Tennessee 37206
(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 14th day of May, 2002

Donna House

Kenneth House

Kenneth House

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 Donna House and Kenneth House

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May 2002.

Commission expires January 18, 2005

Notary Public

MARK R. SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

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