WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: February 28, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 2/28/2005

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. C. Franks (NAME)	First Franklin Financial Corp. (NAME)	71-11-100.00
328 Edith Avenue (ADDRESS)	2150 North First Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Jose, CA 95131 (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, John Lewis Lee, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. C. Franks and wife, Mary Frances Franks and Roy Lee Franks, unmarried

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:

A certain tract or parcel of land lying in Davidson County, Tennessee, described as follows, to wit:
Lot No. 33 on the Plan of Trinity Heights Addition, as of record in Book 161 at page 38, Register's Office for Davidson County, Tennessee. Said Lot No. 33 fronts 100 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Lewis Lee, Jr., a single person by deed of record in Book 11224 at page 639, Register's Office for Davidson County, TN.

Kelly Lee wife of John Lewis Lee, Jr., joins in the execution of this Deed to relinquish any and all marital rights which she may have in the above described property.

This conveyance is subject to taxes for the year 2002 and thereafter and easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 08/15/02 10:49 2pgs
Fees:13.00 Taxes:218.30
20020815-0098873

unimproved ( )
This is improved (X) property, known as 328 Edith Avenue, Nashville, TN 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 12th day of August, 2002

John Lewis Lee, Jr.

Kelly Lee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Lewis Lee, Jr., ~~XXXXXXX~~ and Kelly Lee

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 Hendersonville, Tennessee, this 12th day of August 2002.

Commission expires February 28, 2005

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