Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0206-60433

Record & Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $ ~~67,800.00~~ 70,800.00 MDR

Michael D. Raison
Affiant

Subscribed and sworn to before me, this 28th day of August, 2002.

Angela A. Ramsey
Notary Public: Angela A. Ramsey
My commission expires: 05/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandy N. Smiley 1915 Eastside Avenue Nashville, TN 37206	First Franklin Financial Corporation 112 Town Park Drive, G-150 Kennesaw, GA 30144	094-02-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael D. Raison, unmarried, and Cynthia Young, formerly known as Cynthia Raison, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandy N. Smiley, hereinafter called the Grantees, their successors 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 the southerly 150 feet of Lot No. 14 on the plan of United Electric Railway's Addition to East Nashville, of record in Book 161, Page 8, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 14 fronts 50 feet on the northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines with the westerly margin of South 20th Street, 150 feet to a dead line.

Being the same property conveyed to Michael D. Raison and wife, Cynthia Raison by deed from Walter R. Lee and wife, Lonnie Louise Lee, of record in Book 9479, Page 168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1915 Eastside Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/30/02 15:18 2pgs
Fees:13.00 Taxes:261.96
20020830-0105519

WITNESS my hand this 22 MDR PGC day of August, 2002.

Michael D. Raison

Cynthia Young

BY: Patricia Campbell
~~Patrica~~ Campbell, Attorney-in-Fact
Patricia PGC

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael D. Raison, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in HENDERSONVILLE, Tennessee, this 22nd day of August, 2002.

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

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 Patricia Campbell, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Cynthia Young and that she is authorized by Cynthia Young to execute this instrument on her behalf.

Witness my hand in GOODLETTSVILLE, Tennessee, this 22nd day of August, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006