Return To: Greater Nashville Title
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 09/27/02 14:53 2pgs
Fees:13.00 Taxes:481.00
20020927-0118181

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Mann 4037991
Order No.: 13906

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Christopher Mitchell Jr.	First Franklin Financial Corporation
(Name)	(Name)
4617 Billingsgate Road	112 Town Park Drive #G-150
(Street Address or Route Number)	(Street Address)
Antioch, Tennessee 37013	Kennesaw, GA 30144
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to George E. Mann and Teresa L. Mann, husband and wife (hereinafter referred to as Grantor, whether one or more) by **Christopher Mitchell Jr. and wife, Yazmin Mitchell** (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Piccadilly Square, Phase 3, of record in Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George E. Mann and Teresa L. Mann, husband and wife by deed from Robert B. Tucker and Virginia M. Tucker, husband and wife, of record in Book 8642, Page 170, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 149-1B-10CO

Unimproved ( )
This is improved (x) property, known as 4617 Billingsgate Road
(House Number) (Street) (P.O. Address)

Antioch
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16TH day of APRIL, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George E. Mann

Teresa L. Mann

STATE OF ALABAMA

COUNTY OF JEFFERSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, George E. Mann, the within named bargainor, with whom I am personally acquainted (or proven 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 BIRMINGHAM, AL, this 16TH day of APRIL, 2002.

Shanni S. McCool
Notary Public

My Commission Expires: 11-3-04

STATE OF ALABAMA

COUNTY OF JEFFERSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, Teresa L. Mann, the within named bargainor, with whom I am personally acquainted (or proven 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 BIRMINGHAM, AL, this 16TH day of APRIL, 2002.

Shanni S. McCool
Notary Public

My Commission Expires: 11-3-04

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $130,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Sandy L. Balent

STATE OF Tennessee

COUNTY OF Davidson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 25 day of September, 2002.

Angie Heard
Notary Public

My Commission Expires: 5/28/2006
(Affix Seal)

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: MAY 28, 2006