# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/02 14:27 2pgs
Fees:13.00 Taxes:466.94

20021003-0120855

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,200.00

X Gregory A. Edsall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 2002

Notary Public

MY COMMISSION EXPIRES: 8/22/04
(AFFIX SEAL)

CARRIE CAMERON SNOW Notary At Large RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Cameron Escrow, LLC, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory A. Edsall (NAME) | First Franklin Corporation (NAME) | |
| 2945 MOSSDALE DRIVE (ADDRESS) | 150 Allgheny Center Mall (ADDRESS) | 150-5 |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | Pittsburg, PA 15212 (CITY) (STATE) (ZIP) | 278 |

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, Darcy E. Bass and wife, Angelia D. Bass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Edsall, 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:

Land in Davidson County, Tennessee, being all of Lot No. 357 on the plan of Section 7, Cherry Hills, of record in Plat Book 4660, Page 49, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Said Lot No. 357, which is a corner lot, fronts 75.00 feet on the southwesterly margin of Mossdale Drive and fronts 110.34 feet on the northwesterly margin of Rogers Court, said frontages being joined by a curve having the length of 26.57 feet, and extends beck 128.85 feet on the northwesterly line and 81.90 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Darcy E. Bass and wife, Angelia D. Bass by deed executed on 2/28/94 of record in Deed Book 9269, Page 59, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4728, Page 16, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements OF RECORD. ~~CONTINUED~~

unimproved ( )
This is improved ( X ) property, known as 2945 Mossdale Drive, Antioch, TN 37103
(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 our hand s this 27th day of September 2002

Darcy E. Bass
Darcy E. Bass

Angelia D. Bass
Angelia D. Bass

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darcy E. Bass and wife, Angelia D. Bass

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 27th day of September, 2002.

Commission expires _____

MARIE CAMERON Notary At Large Notary Public 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