WARRANTY DEED

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 95,000.00

Willie Mae Peete
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Mae Peete	First Franklin Financial Corporation	83-02-213.00
(NAME)	(NAME)	
1500 Douglas Ave.	2727 Paces Ferry Road, Suite 380	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(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, Eugene D Simpson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Mae Peete, 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:

Being Lot No. 79 o the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26 Brownsville Addition as of record in Book 332, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene D. Simpson by deed from Willie M. Peete, unmarried, dated August 31, 2001 and recorded September 7, 2001 in Instrument No. 200109070097532 Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/11/02 08:28 2pgs
Fees:13.00 Taxes:351.50

20021011-0124754

unimproved

This is improved ✓ property, known as 1500 Douglas Ave., 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.

Eugene D Simpson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christopher L Treece a Notary Public in and for said County and State, the within named Eugene D. Simpson, the bargainor(s), 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 on this 3 day of October, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05