STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES 12/29/03

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/20/02 11:18 2pgs
Fees:13.00 Taxes:407.00

20021220-0157483

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher Cornett
(NAME)

3510 Hewlett Drive
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37211
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

First Franklin Financial Corporation
(NAME)

2727 Paces Ferry Road, BLDG 2
(STREET ADDRESS)

Atlanta, GA 30339
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
133-6-134

FOR AND IN 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, Ruby J. Young, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Cornett, 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 Lot NO. 8 and the un-numbered tract lying in the rear of Lot 8, and Lots 10 and 12, shown on the Map of Patterson Gardens, Section II, as of record in Book 2330, Page 42, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Hewlett Drive being the corner of Lots 6 and 8, thence in a northerly direction along the line between said lots and said line if extended 315 feet, more or less, to a point; thence eastwardly 204 feet 10 inches, more or less, to a point; thence southerly 315 feet, more or less, to the northeast corner of Lot 12; thence along the north line of Lots 10 and 12, westerly 120 feet to a point, being the northeast corner of Lot 8; thence southerly along the common line between lots 8 and 10, 200 feet to a point in the north margin of Hewlett Drive; thence west 84.8 feet, to the point of beginning.

Being the same property conveyed to Hobert A. Young and Ruby J. Young, husband and wife , by Deed of Record in Book 2540, Page 381, Register's Office for Davidson County, Tennessee.
Hobert A. Young having since died, vesting sole ownership in Ruby J. Young as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3510 Hewlett Drive, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 13th day of December, 2002.

Ruby J. Young

Ruby J. Young

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 Ruby J. Young, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 13th day of December, 2002.

MICHAEL T. MOSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 3/23/04

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of December, 2002.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of December, 2002.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

RETURN TO: Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-3218