Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN. 37075
File No. 05-0302-60707

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 145,900.00.

Sharon A. Duffy / Beth Boilott
Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Angela A. Ramsey
Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon A. Duffy	First Franklin Corporation	86-14-B-090.00 CO
2749 Fleet Drive	112 Town Park Drive, Suite G150	
Hermitage, TN 37076	Kennesaw, GA 30144	

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, David C. Russell and wife, Kimberly A. Russell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon A. Duffy and Beth Boilott, as tenants in common with right of survivorship, 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 Lot No. 40 on the Plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David C. Russell and spouse, Kimberly A. Russell by deed from Gerry D. Crownover and Tonya M. Hunt, as joint tenants, of record in Book 10994, Page 310, 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 2749 Fleet Drive, Hermitage, Tennessee 37076

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.

WITNESS my hand this 28th day of February, 2003.

David C. Russell

Kimberly A. Russell

Davidson County DEEDWARR
Recvd: 03/07/03 11:59 2pgs
Fees:13.00 Taxes:539.83
20030307-0030441

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David C. Russell and Kimberly A. Russell, 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 28th day of February, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06