Bk/ 6

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Herbert R. Perry
309 Utley Dr.
Goodlettsville, TN 37072

SEND TAX BILL TO:
OWNER

MORTGAGEE:
First Franklin Financial Corp.
112 Town Park Dr. G-150
Kennesaw, GA 30144

MAP **18-3-18**
GO
12254
018-030-018.00

This is Direct Deeding of Relinquished Property Pursuant to IRC 1031 Tax Deferred Exchange

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gary Merritt,** a married man, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, do transfer and convey unto **Herbert R. Perry and wife, Rhonda L. Perry**, 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. 69 on the Plan of Connell Estates, Section 3, at Goodlettsville, as of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary Merritt, a married man, by deed from James E. Merritt and wife Linda Gayle Merritt dated May 8, 2002, of record in Instrument no. 20020509-0057309, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Subject to an easement set forth in an instrument of record in Book 4805, page 769, said Register's Office.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 3600, page 31, said Register's Office.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, page 31, Register's Office for Davidson County, Tennessee.

5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This property not used as marital property.
This is improved property known as 309 Utley Dr., Goodlettsville, Tennessee 37072.

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,

Davidson County DEEDWARR
Recvd: 03/17/03 15:24 2pgs
Fees:13.00 Taxes:540.20
20030317-0035372

GRANTOR does covenant with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

Karen Ann Merritt joins in this conveyance for the sole purpose of conveying all her marital interest, if any.

WITNESS our hands this the 5th day of March , 2003.

Gary Merritt

Karen Ann Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary Merritt**, and **Karen Ann Merritt**, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2003.

Rebecca R. Waynick
NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

Rhonda L. Pleasant
AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2003.

Rebecca R. Waynick
NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003