WARRANTY DEED

MARY E. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF March, 2003
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Y. Fagan (NAME)	First Franklin Financial Corp. (NAME)	MAP 060-02
3057 Richmond Hill Drive (ADDRESS)	150 Allegheny Center Mall (ADDRESS)	PARCEL 041
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Pittsburg, PA 15212 (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, Sherrel Presson, Trustee and wife, Joyce S. Presson, Trustee of The Sherrel Presson and Joyce S. Presson Joint Trust Agreement

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Y. Fagan, 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 Lot No. 167 on the Plan of PARKWOOD ESTATES, SECTION I, of record in Book 2900, pages 119 and 120, Register's Officefor Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING the same property conveyed to/*the Trustees of The Sherrell Presson and Joyce S. Presson Joint Trust Agreement by Quitclaim Deed from Sherrell Presson and wife, Joyce S. Presson, of record in Book 11000, page 713, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 03/28/03 11:27 2pgs
Fees:13.00 Taxes:384.45
20030328-0040858

unimproved ( )
This is improved (X) property, known as 3057 Richmond Hill Drive, Nashville, TN 37207
(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 20th day of March, 2003

Sherrel Presson Trustee
Sherrel Presson, Trustee

Sherrel Presson
Sherrel Presson, Individually

Joyce S. Presson, Trustee

Joyce S. Presson
Joyce S. Presson, Individually

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 Cherrel Presson, Trustee and wife, Joyce S. Presson, Trustee and Individually

the bargainor , 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 Goodlettsville, Tennessee, this 26th day of March, 2003.

Commission expires

Notary Public

My Commission Expires OCT. 25, 2003

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