Davidson County DEEDWARR
Recvd: 04/02/03 11:24 2pgs
Fees:13.00 Taxes:244.20
20030402-0043437

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41742

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Linda K Bell-Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2003

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda K. Bell-Love	First Franklin Financial Corporation	72-14-396
1711 Jeans Court	112 Town Park Drive, Suite G150	
Nashville, TN, 37216	Kennesaw, GA 30144	

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, I/WE,

Joseph Walton, III and wife, Barbara Ann Walton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda K. Bell-Love and husband, Andre B. Love

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. 1, on the plan of Jean's Estates Subdivision of record in Book 3500, page 144, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Jean's Court being the common corner of Lots 1 and 2; thence with the line between said lots northwardly 92.6 feet; thence eastwardly 71 feet to a point in the westerly margin of Scott Avenue; thence with the margin of said avenue southwardly 65.44 feet to a concrete monument marking the beginning of a curve; thence around said curve southwestwardly 39.3 feet to a point in the northerly margin of Jean's Court; thence with said margin westwardly 46 feet to the point of beginning.

Being the same property conveyed to Joseph Walton, III and wife, Barbara Ann Walton, by Warranty Deed from William H. Towe and wife, Patricia C. Towe, of record in Book 3993, page 535, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1711 Jeans Court, Nashville, TN 37216

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/our hand(s) this 31st day of March, 2003

Joseph Walton, III

Barbara Ann Walton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Joseph Walton, III and Barbara Ann Walton, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2003.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006