WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 10:14 1pgs
Fees:13.00 Taxes:433.92

20030422-0052820

MINZAK-H03121

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,275.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/15/05

(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:~~

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Timothy A. Minzak unmarried	First Franklin Financial Corp.	53-16-181
(NAME)	(NAME)	
404 Byrd Court	150 Allegheny Center Mall	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Pittsburgh, PA 15212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GARY T. BAIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TIMOTHY A. MINZAK UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 50, on the plan of King Court, Section III, of record in Plat Book 7900, Page 958, as amended in Book 9708, page 522, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary T. Bain, unmarried by Deed from Larry Powell, d/b/a Larry Powell Builders, and filed for record in Book 10171, page 841, filed for record on 8/29/1996, said Register's Offi

This is improved (X) property, known as 404 Byrd Court, Old Hickory, Tennessee 37138
unimproved ( ) (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 my/our hand(s) this 25th day of February, 2003.

Gary T. Bain, unmarried

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary T. Bain, unmarried, 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 at Hville (city), TN (state), this 25th day of February, 2003.

Notary Public

My Commission Expires: 3/15/05

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE