FILE BOX 30

Davidson County DEEDWARR
Recvd: 04/25/03 11:21 2pgs
Fees:13.00 Taxes:259.00

20030425-0055940

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $70,000.00.

Subsribed and sworn before me this the 22nd day of April, 2003.

Affiant

NOTARY PUBLIC AT LARGE (Seal)
JOHN A. BELL JR
DAVIDSON CO. TENN.

MY COMMISSION EXPIRES JULY 29, 2006

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 300315
214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Geraldine Moody
3239 Vailview Drive
Nashville, TN 37207

Send tax bills to:
First Franklin Financial Corp.
3 Ada St.
Irvine, CA 92618

Map 50-15 Parcel 124

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,

Shirley B. Dennis

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Geraldine Moody, An Unmarried Woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 522 on the Plan of Section Three Parkwood Estates of record in Plat Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Shirley B. Dennis by Quitclaim Deed of record in Instrument 20020830-0105298, dated 07-16-02, and by Deed to Davie L.Carter and Shirley B. Dennis by Deed of record in Book 8673, page 356, dated 05-29-92, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3239 Vailview Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 22nd day of April, 2003.

Shirley B. Dennis

Shirley B. Dennis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Shirley B. Dennis 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of April, 2003.

My commission expires:

MY COMMISSION EXPIRES
JULY 29, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.