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File #200350266

Davidson County DEEDWARR
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Fees:13.00 Taxes:284.90

20030513-0064264

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS CO., TENN

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carmon L. Dreaden | First Franklin Financial Corporation | Map 108-12 |
| (NAME) 3257 Lakeford Drive | (NAME) 2150 North First Street | Parcel 157.00 |
| (ADDRESS) Nashville TN 37214 | (ADDRESS) San Jose, CA 95131 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **CAROL D. ANDREWS, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CARMON L. DREADEN**, 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 all of Lot No. 120-B, on the Plan of Zone Lot Division Lots 39, 40, 42,118,119, 120 on the Plan of East Lake Subdivision, Section 4, as shown by plat appearing of record in Plat Book 6200, Page 102, amended in Plat Book 6250, Page 97 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Carol D. Andrews by Warranty Deed of record in Book 9143, Page 578, said Register's Office.

This conveyance is subject to the following: Any and all matters as shown on plat of record in Plat Book 6200, Page 102, amended in Plat Book 6250, Page 97; in the Register's Office for Davidson County, Tennessee.

Nobel N. Best, spouse of Carol D. Andrews, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved ( X ) property, known as 3257 Lakeford Drive, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 22nd day of April, 2003.**

Carol D Andrews

Carol D. Andrews

Noble N. Best by Carol D. Andrews his attorney in fact

Noble N. Best, by Carol D. Andrews, his Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of April, 2003, before me personally appeared Carol D. Andrews, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Nobel N. Best and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20030513-0064263 Register's Office of Davidson County, Tennessee.

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

Notary Public

My Commission Expires: 10/25/03

(SEAL)

JULIA A. HOWARD
NOTARY PUBLIC
LARUE COUNTY, KY

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076