WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-1183-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa G. Burson (NAME)	First Franklin Financial Corp. (NAME)	MAP 33
1605 West Road (ADDRESS)	112 Town Park Drive, Suite G150 (ADDRESS)	PARCEL 113
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (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, George P. Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa G. Burson, 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 the westerly half of Lot No. 5 on the Plan of S. T. Johnson's Subdivision of the Eppie Cunningham Land and the 8 acre tract marked "Nancy A. Garrett", as of record in Book 58, Page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 6, 1935, as follows:

BEGINNING on the northerly margin of an unnamed roadway or right-of-way 180 feet east of the center line of the Campbell Road; thence with said unnamed road, North 88 deg. 30' East 180 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 3 deg. 30' East 200 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, South 88 deg. 30' West 181 feet; thence southwardly 200 feet to the beginning.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to George P. Holt, Jr. and wife, Norma J. Holt by deed from Lillian Gaddis, a widow of record in Book 5698, Page 537, Register's Office for Davidson County, Tennessee.

Land in the 10th Civil District of Davidson County, Tennessee, lying just off Campbell Road and more particularly described as follows, to-wit:

SAID parcel of land fronts 80 feet on a right-of-way road and has as its southwest corner a corner with land owned by Herbert West, and runs back 200 feet between parallel lines, with said Herbert West property, to a dead line.

Being part of the same property conveyed to George P. Holt, by deed from Lillian Gaddis, a widow, reserving a life estate, of record in Book 10193,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1605 West Road, Goodlettsville, TN 37072
(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 hand this 24th day of June, 2003

George P. Holt

George P. Holt

Davidson County DEEDWARR
Recvd: 06/26/03 14:32 3pgs
Fees:18.00 Taxes:370.00

20030626-0088629

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 George P. Holt

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of June, 2003.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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

CONTINUATION FROM PAGE #ONE (1)

Page 135, Register's Office for Davidson County, Tennessee. The said Lillian Gaddis having since died.

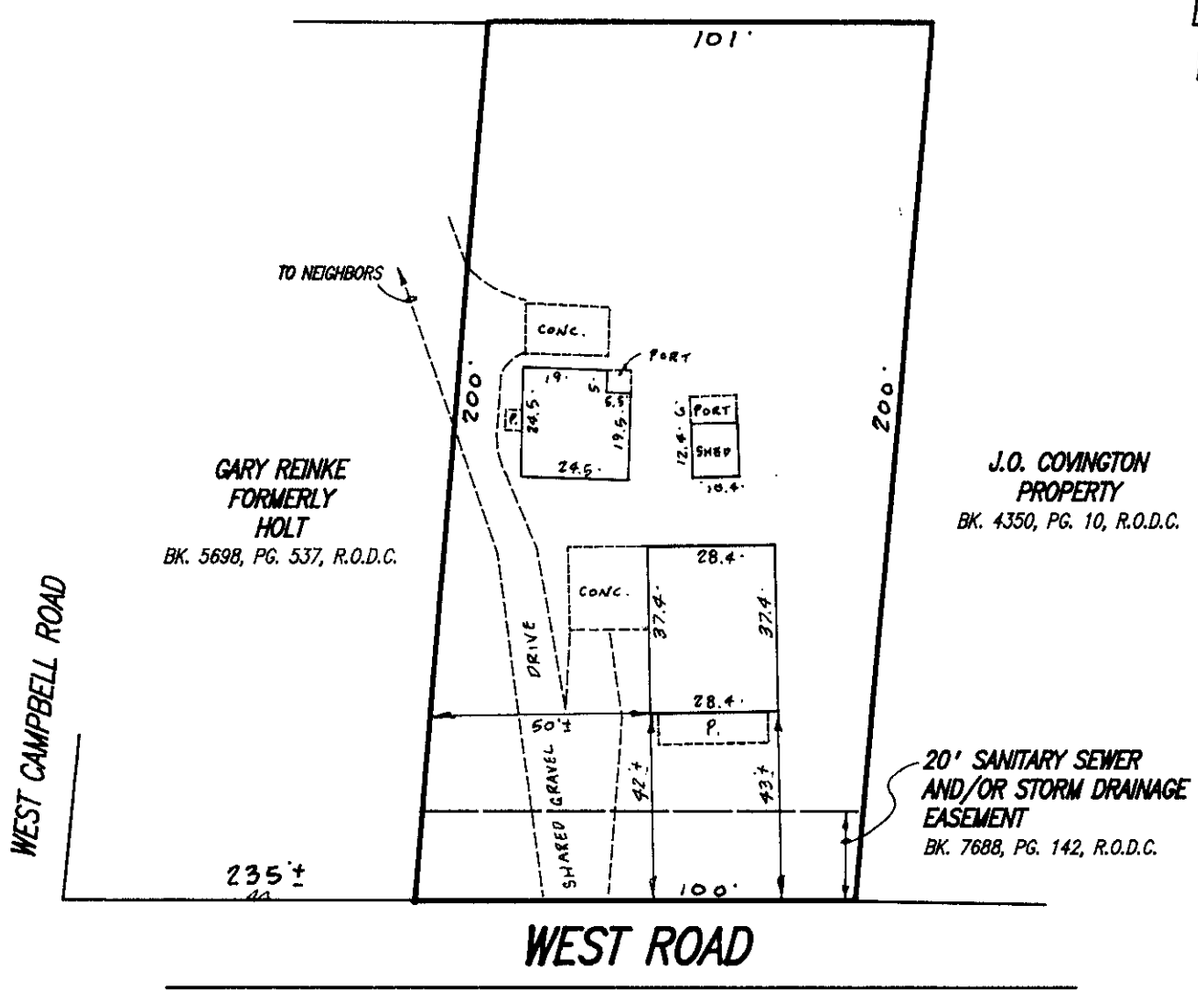
This is not the principal residence of the Grantor.

(SEE ATTACHED EXHIBIT "A")

EXHIBIT "A"

Theresa G Burson

HARRIS



MORTGAGE LOAN INSPECTION

OWNER: THERESA G. BURSON

PROPERTY LOCATED: 1605 WEST ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACT AND IMPROVEMENTS
BEING PART OF THE PROPERTY DESCRIBED IN –

RECORDED: BOOK 10193 – PAGE 135 – R.O.D.C.

SCALE: 1" = 40' DATE: JUNE 16, 2003

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: Leslie Flowers

SIGNED: JOHN KOHL & COMPANY, P.C.

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LESLIE FLOWERS REGISTERED LAND SURVEYOR TENNESSEE No. 1859

FILE NO 52832 - 382

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