Bk# 11

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
603020PFD

Davidson County DEEDWARR
Recvd: 07/09/03 16:26 2pgs
Fees:13.00 Taxes:481.00
20030709-0094987

Send Tax Bills To:
First Franklin Financial Corp.
2150 North First St.
San Jose, CA 95131

New Owner is:
4008 Devonshire Drive
Nashville, TN 37207

MAP: 41-11
PARCEL: 103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ronald D. Denton and wife, Deborah B. Denton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tangalio Thomison, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit: A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Bellshire Estates, Section I, of record in Book 2133, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronald D. Denton and wife, Deborah B. Denton by Warranty Deed from Eva C. Chandler, unmarried dated December 1, 1997, recorded December 4, 1997, in Book 10708, page 428, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Tangalio Thomison and Tangelia L. Ingram-Thomison are one and the same person.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2003.

GRANTOR:

Ronald D. Denton

Ronald D. Denton

Deborah B. Denton

Deborah B. Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ronald D. Denton and wife, Deborah B. Denton,** 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.

Witness my hand and seal on this the 30 day of June, 2003.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2003.

NOTARY PUBLIC

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAY 30, 2007