[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael Pendergrast	First Franklin Corp.	Map 052-08-0-A
1609 Wynnhaven Court	112 Town Park Dr. Ste G-150	Parcel 164.00 CO
Madison, TN 37115	Kennesaw, GA 30144	11565 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gennie M. Matthews-Campbell and husband Hurley Campbell** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Michael Pendergrast, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 164, as shown on the map entitled Heron Walk, Section 2, Phase 1, or record in Plat Book 9700, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gennie M. Matthews, by deed of record in Book 11678, page 738, said Register's Office.

Gennie M. Matthews is now married to Hurley Campbell and is now known as Gennie M. Matthews-Campbell. Hurley Campbell is joining into this deed to convey to the Grantee any marital interest he may have in the above described real property.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 07/29/03 16:38 2pgs
Fees:13.00 Taxes:410.70
20030729-0106858

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 9700, page 386, said Register's Office.
3. Declaration of Covenants of record in Book 10095, page 464, said Register's Office.

This is improved property commonly known as 1609 Wynnhaven Court, Madison, TN 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $111,000.00.

Michael Pendergrast
Affiant

Subscribed and sworn to before me this 14th day of July, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: NOTARY PUBLIC ROBERT JOHN NOTESTINE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of July, 2003.

Gennie M. Matthews-Campbell

Hurley Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gennie M. Matthews-Campbell, and husband Hurley Campbell , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoinginstrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **July, 2003**.

Notary Public

My Commission Expires: NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 21, 2005