Davidson County DEEDWARR
Recvd: 08/13/03 11:27 2pgs
Fees:13.00 Taxes:286.75

20030813-0116118

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kelly Jo Dyer	First Franklin Financial Corp.	Map 043-07-0
312 Myatt Drive	112 Town Park Drive, Ste. G150	Parcel 49
Madison, TN 37115	Kennesaw, GA 30144	11601

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, **Michael L. Pointer and wife, Yolanda M. Pointer** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Kelly Jo Dyer, a single person** (The "Grantee"), her 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 part of Tract No. 13 on the Plan of Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for Davidson county, Tennessee, and being part of Lot No. 40 on the Plan of the re-subdivision of tracts 1 and 13 of said Anderson Estates, not of record, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 40 fronts 65 feet on Myatt Drive and runs 126 feet parallel to a line 65 feet across the rear.

Being the same property conveyed to Michael L. Pointer and wife, Yolanda M. Pointer by deed of record in Book 7565, page 472, said Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Matters shown on the Plan of record in Book 1130, page 37.

This is improved property commonly known as 312 Myatt Drive, Madison, TN 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: May 17, 2003

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, her 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of August, 2003.

Michael L. Pointer

Yolanda M. Pointer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael L. Pointer and Yolanda M. Pointer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 2003.

Notary Public

My Commission Expires: May 17, 2006