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WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2003

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Brown (NAME)	First Franklin Financial (NAME)	147-02-0-179
513 Harding Place (ADDRESS)	112 Town Park Drive #150 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Kennesaw, Georgia 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, Rebecca B. Doyle, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Robert M. Brown and wife,~~ Etta [redacted] Brown and husband Robert M. Brown

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, TN, BEING Lot No. 37 on the Plan of Section Two, Battery Crest, of record in Plat Book 2900, page 132, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

a part of
Being the same property conveyed to Joseph B. Doyle and Rebecca Bruce Sullivan by deed from William Wade Highfill and wife, Edythe P. Highfill, of record in Book 3980, page 78, and further conveyed to Joseph B. Doyle and wife, Rebecca S. Doyle, by Quitclaim Deed from Truman S. Wrenne, Trustee, of record in Book 5162, page 179, and further to Joseph B. Doyle or Rebecca B. Doyle, trustees, or successor trustee(s) of the Joseph B. and Rebecca B. Doyle Trust dated 13 April, 1998, a Revocable Living Trust, of record in Book 10922, page 521, all in the Register's Office for Davidson County, TN. The said Joseph B. Doyle having since died.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 2164, page 215, as amended in Book 3098, page 290 and Book 3164, page 215; Plan of record in Plat Book 2900, page 132, all in the Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 08/21/03 09:05 2pgs
Fees:13.00 Taxes:512.45

20030821-0121304

unimproved ( )
This is improved (X) property, known as 513 Harding Place, Nashville, TN 37211
(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 6th day of August, 2003

Rebecca B Doyle, Trustee
Rebecca B. Doyle, Trustee

Rebecca B. Doyle
Rebecca B. Doyle, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca B. Doyle, individually

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 Brentwood, Tennessee, this 6th day of August, 2003.

Commission expires 9/25/2004

Notary Public

JUDY S. WEEKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rebecca B. Doyle, Trustee, with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Trustee of the Joseph B. and Rebecca B. Doyle Trust Dated 4-13-98, the within named bargainor, a Trust, and that he/she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Rebecca B. Doyle, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of August, 2003.

My commission expires 9/25/2004

Notary Public

JUDY S. WEEKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004