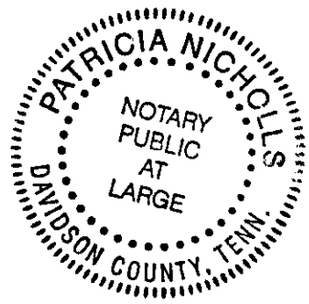
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/03 13:07 2pgs
Fees:13.00 Taxes:362.60
20030825-0123000



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Eady (NAME)	First Franklin Financial (NAME)	MAP 108-16
3248 Priest Woods Drive (ADDRESS)	2150 North First St. (ADDRESS)	PARCEL 150
Nashville, TN 37214 (CITY) (STATE) (ZIP)	San Jose, CA 95131 (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, Jeffrey Carr and wife, Donna Jeannine Carr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt Eady, 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:

BEING Lot No. 18B, Zone Lot Division, Lots Nos. 13, 15, 16, 17, 18 and 19, Percy Priest Woods, Section One, of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey Carr and wife, Donna Jeannine Carr by deed from Michael David Bowles and wife, Louanne Preston Bowles, of record in Book 8747, Page 803, dated October 2, 1992, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5200, Page 472; Book 5200, Page 652; Book 5984, Page 865; Book 6020, Page 270; Book 6353, Page 307; Book 6560, Page 667; Book 6097, Page 11; Book 6250, Page 370, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, said Register's Office.
Power of Attorney of record in Instrument 20030825-0122999, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3248 Priest Woods Drive, Nashville, TN 37214
(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 our hand s this 22nd day of August, 20 03

Jeffrey Carr by [illegible] Atty in fact

Donna Jeannine Carr by [illegible] Atty in fact.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Carl Stewart, 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 on behalf of Jeffrey Carr and wife, Donna Jeannine Carr as their Attorney in Fact as the free act and deed of the within named Jeffrey Carr and wife, Donna Jeannine Carr.

Witness my hand and official seal at Nashville, Tennessee the 22th day of August, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.