WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Sworn to and subscribed before me on this the 29th day of August, 2003.

NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

First Franklin Financial Corp.
112 town Park Drive, Suite G150
Kennesaw, GA 30144

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Scott J. Gilles	Same as Owner	072-09-0 251.00
1017 Fairwin Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DIBRELL MORFORD, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SCOTT J. GILLES, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 13, Plan of Eckridge Subdivision, Part of the W. B. Franklin Property as of record in Book 547, Page 52, Registers' Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to DIBRELL MORFORD, unmarried by Deed dated October 25, 1999, and executed by MAKOTO IWAYA, unmarried and recorded in Book 11722, Page 775, said Registers' Office.

Subject to restrictions, easements and setback lines of record, said Registers' Office.

This is improved property known as 1017 Fairwin Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

Davidson County DEEDWARR
Recvd: 09/09/03 10:12 2pgs
Fees:13.00 Taxes:481.00
20030909-0131269

WITNESS (my/our) hand(s) this the 29th day of August, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dibrell Morford
DIBRELL MORFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DIBRELL MORFORD, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of August, 2003.

Mary J. Brooks
NOTARY PUBLIC

My Commission Expires: 06/14/05

