Davidson County DEEDWARR
Recvd: 09/24/03 10:43 2pgs
Fees:13.00 Taxes:514.30

20030924-0141391

# WARRANTY DEED

GREGORY DEANER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September, 2030
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carrie Transley (NAME) | First Franklin Financial Corp. (NAME) | MAP 59-080 |
| 3000 Claymill Blvd. (ADDRESS) | 112 Town Park Dr., Ste. G150 (ADDRESS) | PARCEL 200.00 |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Kennesaw, GA 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, C&K Builders LLC, ~~n/k/a Carlyle and Kennedy Builders, LLC~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carrie Transley, an unmarried woman

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:

Schedule A - Legal Description

PROPERTY LOCATED AT: 3000 Claymill Blvd, DAVIDSON COUNTY, Nashville, TN 37207
AND:

Land in Davidson County, Tennessee, being Lot No. 27, on the plan of Clymill Station, Phase III, of record on the Plat Book 6900, page 648, of said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to C&K Builders LLC by deed dated 03-28-03, from Ezell Foundation, filed for record on 04-21-03, in Book 20030421, page 0051835, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ezell Foundation Inc. by Deed from Houston Ezell in Book 8441, page 835, dated 9/10/91

This conveyance is subject to: (1) Restrictive covenatns of record in Book 7514, page 41, Book 7546, page 658 said Register's Office. (2) Easement contained instrument of record in Book 7681, page 537 Book 7681, page 586, Book 7893, page 314, Book 7893, page 399, Said Register's Office. (3) All matters appearing on the Plan of record in Plat Book 6900, page 648, said Register's Office, including any restrictions ancillary thereto (4) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved ( X ) property, known as 3000 Claymill Blvd., Nashville, Tennessee 37207
(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 12th day of September 2030

C&K ~~Builders LLC~~ N/K/A Carlyle and Kennedy LLC
By:

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 _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thad Kennedy AKA Carlyle Thad Kennedy and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner and _____ respectively of the C&K Builders LLC the within named bargainor, and corporation, and that he as such owner 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 Goodlettsville, TN on this the 12th day of September, 2030 .

My commission expires _____

Notary Public

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007