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This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE)
COUNTY OF davidson)
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$81,486.69** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of Sept. 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
CONSUMER TRUST TITLE & ESCROW, LLC 219 WARD CIRCLE STE 3 BRENTWOOD, TN 37027	First Franklin Financial Corp. 150 Allegheny Center Mall Pittsburgh, PA 15212	1404 Saunders Avenue Madison, Tenn. 37115
	NAME OF NEW OWNER: SAMUEL OVERTON AND WIFE, KITTY OVERTON 1404 SAUNDERS AVE	PROPERTY ADDRESS: 1404 Saunders Avenue Madison, Tn 37115
	MADISON, TM 37115	

Davidson County DEEDWARR
Recvd: 10/09/03 09:24 2pgs
Fees:13.00 Taxes:301.50
20031009-0149894

MAP PARCEL NUMBER
51-11-34

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, RAYMOND EDWARD THREET ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto SAMUEL OVERTON AND WIFE, KITTY OVERTON (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Herbert Anderson Tract, part of N. O. Love Estates, as of record in Book 421, Page 37, Register's Office for said County. BEGINNING on the westerly margin of Saunders Avenue at the southeast corner of Lot No. 50 on the Plan of Oakland Acres, Section 5, as of record in Book 2854, Page 15 of Register's Office; thence with the westerly margin of Saunders Avenue around a slight curve having a radius of 339.5 feet southerly 45 feet to a point and continuing with said Avenue South 1 degree 39' West 51.5 feet to the northeast corner of the property conveyed to B.M. Poole, Jr. and wife, Shirley J. Poole, by deed from Maddux Construction Co., Inc., of record in Book 3221, page 275, of said Register's Office; thence with said boundary line westerly 220 feet to the eastern boundary line of Lot No. 7 on the Plan of Oakland Addition, of record in Book 2854, page 141, said Register's Office; thence with the same North 1 degree 39' West 96.1 feet to a point in the southern boundary line of Lot No. 49 on the Plan of Oakland Acres, Section 5; thence with the southern boundary line of Lots 49 and 50 on said Plan, South 88 degrees 21' East 223 feet to the beginning.

BEING the same property conveyed to FAYE JOYCE GOAD AND RUBYE JEAN HOOPER, AS JOINT TENANTS-IN-COMMON WITH THE RIGHT OF SURVIVORSHIP, by QUITCLAIM DEED of RUBYE JEAN HOOPER, dated OCTOBER 2, 1984, and recorded OCTOBER 4, 1984, in Book 6396, Page 607, Register's Office for DAVIDSON County,

Tennessee. **THE SAID FAYE JOYCE GOAD HAVING SINCE DIED ON THE 23RD DAY OF MARCH 1993 WITH NO HEIRS AND THE SAID RUBYE JEAN HOOPER HAVING SINCE DIED ON THE 8TH DAY OF SEPTEMBER 2003. Title to the herein described property is vested in Raymond Edward Threet as the sole heir-in-law of Rubye Jean Hooper as evidenced by Affidavit of Heirship being record simultaneously herewith in Instrument No.** 20031009-0149893.

This property is known as :

1404 SAUNDERS AVENUE, MADISON, TN 37115

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this the 19TH day of September, 2003

RAYMOND EDWARD THREET

Iowa

STATE OF ~~TENNESSEE~~)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raymond Edward Threet** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2003

Notary Public
My Commission Expires: TRACY HASS Commission Num MY COMMISSI 479705

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