WARRANTY DEED

B-FM-03-6756

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,400.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

JOYCE LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Christopher Flowers	First Franklin Financial Corp.	
6756 Cold Stream Drive	(NAME) 112 Town Park Drive, Ste. G150	155-07-0B-35.00
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Kennesaw, GA 30144	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON WINN AND HOLLY WINN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER FLOWERS AND YOCIA FLOWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on The Final Plat of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green), as of record in Book 9700, Page 716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Winn and Holly Winn by Deed dated March 12, 1999 and filed for record on March 16, 1999 in Book 11386, Page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 11356, Page 662 and Book 9700, Page 716, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6756 Cold Stream Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of November, 2003.

Jason Winn

Holly Winn

Davidson County DEEDWARR
Recvd: 12/03/03 09:44 2pgs
Fees:13.00 Taxes:1063.38

20031203-0173607

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Jason Winn and Holly Winn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of November, 2003.

Notary Public

My Commission Expires: 11/27/04

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903