WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/12/03 09:58 3pgs
Fees:18.00 Taxes:555.00

20031212-0178279

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
Jason Chaffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 10/12/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Lamar Grider	First Franklin Financial Corporation	MAP 57
(NAME)	(NAME)	
5314 Old Hickory Blvd.	112 Town Park Drive #G-150	PART OF PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(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, David B. Reeder and John Norman Richardson, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Lamar Grider, 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:

A tract of land in the Thirteenth Civil District of Davidson County, Tennessee, as shown on Davidson County Tax Map 57, part of Parcel 27 and being more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 02-14, Charles DeWayne Caldwell, Tennessee RLS No. 614, dated June 11, 2002:

Beginning at an iron pin in the easterly right of way of Old Hickory Boulevard and being the northwest corner of the Hutson property as of record in Book 3944, page 338, R.O.D.C., TN, and being the southwest corner of the herein described tract, thence with right of way of Old Hickory Boulevard North 16 deg. 20' 00" East 8.13 feet to an iron pin; thence with a curve to the east, having a radius of 2840.10 feet, a central angle of 3 deg. 24' 08", and a chord of 168.63 feet, bearing North 18 deg. 42' 57" East; thence along said curve a distance of 168.85 feet to an iron pin being the southwest corner of Lewis as of record in Instrument No. 20000710-0068305, R.O.D.C., TN; thence with Lewis South 80 deg. 00' 00" East 586.11 feet to an iron pin at a cedar tree; thence North 84 deg. 56' 26" East 154.22 feet to an iron pin; thence North 61 deg 29' 39" East 554.52 feet to an iron pin in the boundary of Hutson as of record in Book 3914, page 338, R.O.D.C., TN; thence with Hutson South 2 deg. 18' 21" West 350.67 feet to an iron pin in the northerly boundary of Phillips as of record in Book 9099, page 373, R.O.D.C., TN; thence with Phillips South 79 deg 09' 25" West 327.62 feet to a fence post in the westerly boundary of Hutson; thence with Hutson North 0 deg. 16' 23" East 46.69 feet to an iron pin; thence South 87 deg. 08' 57" West 282.13 feet to an iron pin; thence South 87 deg. 12' 00" West 292.19 feet to an iron pin; thence North 74 deg. 37' 00" West 332.87 feet to an iron pin; thence South 25 deg. 01' 00" West 43.28 feet to an iron pin; thence North 88 deg. 44' 00" West 26.00 feet

CONTINUED

unimproved ( )
This is improved (X) property, known as 5314 Old Hickory Blvd., Nashville, TN 37218
(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 5th day of December, 2003

David B. Reeder

Gail H. Reeder

John Norman Richardson

Jacqueline Richardson Evans-

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 David B. Reeder and John Norman Richardson Gail H. Reeder and Jacqueline Richardson Evans-

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2003.

Commission expires 1/25/04

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 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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to David B. Reeder, a one-half undivided interest and John Norman Richardson, a one-half undivided interest, by deed from Dwight A. Lang of record in Instrument No. 20030722-0102663, Register's Office for Davidson County, TN.

Gail H. Reeder joins in this conveyance to convey any interest she may have as the wife of David B. Reeder.

Jacqueline Evans-Richardson joins in this conveyance to convey any interest she may have as the wife of John Norman Richardson.

The legal description is the same as the previous deed of record.