WARRANTY DEED

G-DR-03-0904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Misty Staggs
Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LINDA L. O'BRIEN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires SEPT. 30, 2005

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
Misty Staggs	First Franklin Financial	
904 Rosebank Avenue	(NAME) 112 Town Park Drive, Suite G150	84-1-24
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 LINDA F. O'DONNELL, UNMARRIED, AND DAVID MARK DAVIS, UNMARRIED, AND WILLIAM ROY DARNELL, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MISTY STAGGS AND TROY STAGGS, WIFE AND HUSBAND,, 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 Number 415 on the Plan of Dugger Heights, Section Four, as of record in Book 2083, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot Number 415 fronts 102.8 feet on the westerly side of Rosebank Avenue and runs back between lines, 226 feet on the northerly line and 173 feet on the southerly line, to a broken line in the rear on which it measures 114.2 feet.

Being the same property conveyed to Linda F. O'Donnell, unmarried, David Mark Davis, unmarried, and William Roy Darnell, unmarried, by Waranty Deed executed on November 12, 1996 and filed for record November 20, 1996 in Book 10265, Page 150, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4026, page 759; Book 2272, page 607 and Plat Book 2083, page 86, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 904 Rosebank Avenue, Nashville, Tennessee 37206
(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 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 20th day of January, 2004.

Linda F. O'Donnell by Donna Reeves, attorney-in-fact

David Mark Davis by Donna Reeves, attorney-in-fact

William Roy Darnell by Donna Reeves, attorney-in-fact

by: Donna Reeves attorney-in-fact

Davidson County DEEDWARR
Recvd: 01/23/04 12:15 2pgs
Fees:13.00 Taxes:407.00

20040123-0009195

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20th day of January, 2003, before me personally appeared Donna Reeves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda F. O'Donnell, David Mark Davis, and William Roy Darnell and who acknowledged that he/she executed the same as their free act and deed by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. 20040123-0009194 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 20 day of January, 2003. 2004

Rachel Wilson
NOTARY PUBLIC

My Commission Expires: _____

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903