WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/04 08:15 2pgs
Fees:13.00 Taxes:399.60
20040223-0019997

SABRINA A. TIGNOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires JUNE 5, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Landry	First Franklin Financial Corp.	095-120
(NAME)	(NAME)	
2702 Lakeland Drive	112 Town Park Drive #G150	11400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Michael Hopper , a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise Landry, a single woman and Larry F. Lane, Jr., a single man as Joint tenants

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: 2702 Lakeland Dr. Davidson County, Nashville TN 37214

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Martinwood Heights of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Hopper by deed dated 4/8/03, from James Michael Maitland, filed for record on 4/11/03, in Inst#20030411/0048562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Michail Maitlano on 03-28-03, by deed from David J. Waynick, Trustee, filed for record on 03-28-03, in Book 20030328, page 0041292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Hopper, unmarried and Patricia G. Hopper, unmarried, from Michael Hopper filed for record on 12-30-98, in Book 11272, page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 2133, page 63, said Register's Office, including any restrictions ancillary thereto; (2) easement contained in instrument of record in ROW Book 1280, page 245 and Book 1174, page 366, said Register's Office; (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

THIS PROPERTY IS NOT A MARITAL RESIDENCE OF GRANTEE HEREIN & as such is not subject to any homestead, dower or other marital interst as contemplated by T.C.A 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 2702 Lakeland Drive, Nashville, TN 37214
(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 17th day of February 2004

Michael Hopper
Michael Hopper

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 Michael Hopper

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee this 17th day of February, 2004.

Commission expires _____

Notary Public

SABRINA A. TIGNOR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires JUNE 5, 2007

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 _____ 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