Davidson County DEEDWARR
Recvd: 02/23/04 10:16 2pgs
Fees:13.00 Taxes:404.78

20040223-0020149

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,400.00

Charles L Licari
Affiant

Subscribed and sworn to before me, this 17th DAY OF Febuary, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ET-04-4931

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Licari and Linda B. Licari, married	First Franklin Financial Corp.	
(NAME)	(NAME)	
609 Hidden Hill Dr.	112 Town Park Dr Ste G-150	076-05-O-107.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES MCWHIRTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES L. LICARI AND LINDA B. LICARI, MARRIED, hereinafter called the Grantees, 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. 113 on the Plan of Hidden Hill. as of record in Plan Book 4360, Page 43, Register's Office for said County.

Said Lot No. 113 fronts 80 feet on the westerly margin of Hidden Hill Drive, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Charles McWhirter, by deed from Donna K. McWhirter, dated August 2, 2002 as of record in Instrument Number 20020816-0099279, Register's Office for Davidson County, Tennessee.

Subject to restrictions as of record in Book 4938, Page 557, Register's Office for ~~Wilson~~ Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

~~Krystal McWhirter~~ _____ joins in this conveyance to convey any and all rights she may have in this property.

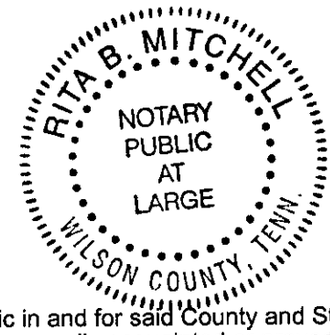
unimproved ( )
This is improved (X) property, known as 609 Hidden Hill Dr., Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 17th day of February, 2004.

Charles McWhirter

Krystal McWhirter



STATE OF Tennessee
COUNTY OF Davidson

*and KrystalMcWhirter

Personally appeared before me, , a Notary Public in and for said County and State, the within named Charles McWhirter * the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 17th day of February, 2004.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 17th day of February, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW