(2)

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXPIRES MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha Ramirez	First Franklin Financial Corp., a Delaware Corporation	149-1B-96
(NAME)	(NAME)	
412 Hampstead Street South	112 Town Park Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Raymond Jones Sr. and spouse, Lashayn D. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bertha Ramirez, 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:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, Pages 892-894, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Jones Sr. and spouse, Lashayn D. Jones, by deed of record in Instrument No. 20010713-~~0073~~ 0044703 Register's Office for Davidson Tennessee.

This instrument is executed on behalf of Raymond Jones Sr. and Lashayn D. Jones by Stan Chatman their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * 20040420-0044597, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 412 Hampstead Street South, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 04/20/04 11:15 2pgs
Fees:13.00 Taxes:386.65
20040420-0044598

Witness our hands this 6th day of April, 2004.

Raymond Jones Sr. by his Attorney-in-Fact

Lashayn D. Jones by her Atty-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of April, 2004, before me personally appeared Stan Chatman, the person who executed the foregoing instrument on behalf of Raymond Jones Sr. and Lashayn D. Jones and who acknowledged that he executed the same as the free act and deed of the said Raymond Jones Sr. and Lashayn D. Jones, through Power of Attorney granted him by the said Raymond Jones Sr. and Lashayn D. Jones.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006