FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

X Joe R. Harwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of May, 2004

Notary Public: ~~Patricia Nichols~~

MY COMMISSION EXPIRES: ~~01/29/06~~ 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joe R. Harwell	First Frankin Financial Corporation	Map 95
231 Emery Dr	112 Town Park Drive, Suite G-150	Group 12
Nashville, TN 37214	Kennesaw, GA 30144	Parcel 100

FOR AND IN 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

Anthony L. Holshouser and wife, Elizabeth A. Holshouser

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joe R. Harwell, 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:

BEING Lot No. 20, on the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony L. Holshouser and wife, Elizabeth A. Holshouser by deed from Donald P. Pfeffer and wife, Joan E. Pfeffer, of record in Book 4817, Page 238, dated May 15, 1974, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2084, Page 23 and Book 2138, Page 65, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 231 Emery Dr, Nashville, TN 37214

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 hands this 24th day of May, 2004.

Anthony L. Holshouser
Anthony L. Holshouser

Elizabeth A. Holshouser
Elizabeth A. Holshouser

Davidson County DEEDWARR
Recvd: 05/25/04 10:50 2pgs
Fees:13.00 Taxes:517.63

20040525-0061130

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 Anthony L. Holshouser and Elizabeth A. Holshouser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2004.

My Commission Expires:1/29/05

Notary Public

