WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/04 14:27 2pgs
Fees:13.00 Taxes:456.95

20040621-0073254

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER FOR THIS TRANSFER IS $ 123,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2nd day of June, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00286

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jessica Douglass	First Franklin Financial Corp.	MAP:141-06-D
3051 Harpeth Springs	2150 N. First St.	Parcel:25.00 CO
Nashville, TN 37221	San Jose CA 95131	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JESSICA DOUGLASS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MYCOUNTY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3051 Harpeth Springs, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 2nd day of June, 2004.

J. David Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, J. DAVID PEARSON, the bargainor(s), 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 Brentwood, Tennessee , this 2nd day of June, 2004.

Notary Public _____

My Commission Expires: 11/27/04

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument Number 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. David Pearson by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, Inc., a Tennessee Corporation dated 12/30/03, of record in Instrument Number 20040109-0004169, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.