R TEC06
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $91,200.00

Ester Bradley
Affiant

Subscribed and sworn to before me, this 28th day of June, 2004.

Bobbi Jeers
Notary Public
My commission expires: 11/27/06

06-0406-71281

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Vicki Charlene Carter	First Franklin Financial	
770 Fitzpatrick Road	112 Town Park Drive Suite G150	96-16-0-156
Nashville TN 37214	Kennesaw, GA 30144	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonnie L. Denton and husband, Larry M. Denton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vicki Charlene Carter, hereinafter called the Grantees, their successors 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. 262-A, Zone Lot division of Lots Nos. 260, 261, 262, 263, 264, 265, and 267 on the Plan of Larchwood Subdivision, Section Three, of record in Book 6250, page 40, amending Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bonnie L. Denton and Larry M. Denton, husband and wife, by deed from Bank One National Association, dated July 21, 2000, of record in Instrument No. 200008100079515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 770 Fitzpatrick Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 06/30/04 10:14 2pgs
Fees:13.00 Taxes:337.44
20040630-0077573

WITNESS my hand this 28th day of June, 2004.

Bonnie L. Denton

Larry M. Denton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie L. Denton and husband, Larry M. Denton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of June, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

