WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires June 28, 2005

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Campbell (NAME)	First Franklin Financial Corp., (NAME)	060-010-08600
455 Cornish Drive (ADDRESS)	112 Town Park Drive, Ste. G150 (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (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, Ronald E. Elliott, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila Campbell and Annette Rowe, both 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:

Property located at 455 Cornish Drive, Nashville, Davidson County, Tennessee 37207 AND:

Land in Davidson County, Tennessee, being Lot No. 85 on the plan of Aldrich Heights, Section 3, Book 2663, page 49, Register's Office for said County.

Said Lot No. 85 fronts 111.54 feet on the northerly margin of Cornish Drive and extends back 201.2 feet on the westerly line and 215.0 feet on the easterly line to a broken line in the rear, measuring 112.9 feet thereon.

Being the same property conveyed to Ronald E. Elliott and wife, Patricia Gayle Elliott by deed dated 10/16/86, from Patricia Gayle FOster Elliott, filed for record on 09/06/90, in Book 8190, page 761, Register's Office for Davidson County, Tennessee. The said Patricia Gayle Elliot having since died on October 5, 2003.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 07/14/04 08:19 2pgs
Fees:13.00 Taxes:305.25
20040714-0083589

unimproved ( )
This is improved (X) property, known as 455 Cornish Drive, Nashville, Tennessee 37207
(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 our hand s this 12th day of July 2004

Ronald E. Elliott

Ronald E. Elliott

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 Ronald E. Elliott

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 12th day of July 2004.

Commission expires _____

Hugh B Shoulders Jr
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUN. 28, 2005

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

My commission expires _____

_____
Notary Public