THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

RETURN TO:

Hickory Hollow Title, L.L.C.
301 S. Perimeter Park Drive. Suite 114

Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00.00.

Angela M. Polk
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9 day of July, 2004.

Lee Guarisco
Notary Public
My Commission Expires: 3-31-07

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):

Gloria E. Dickey
713 Rocky Mountain Court
Antioch, TN 37013

SEND TAX BILLS TO:

First Franklin Financial Corp.
2150 North First Street
San Jose, CA 95131

MAP-PARCEL NUMBERS:

135-14-A 62.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. MAUSOLF, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **GLORIA E. DICKEY, unmarried,** hereinafter referred to as Grantee(s), his/her/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. 115 on the Plan of Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as of record in Book 6900, Pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to THOMAS J. MAUSOLF, unmarried ~~by Quitclaim Deed from ANDREA PHILLIPS f/k/a ANDREA MAUSOLF, unmarried~~ of record as Instrument No: Book 11710, Page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **713 Rocky Mountain Court, Antioch, Tennessee 37013.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 9 day of July, 2004.

Thomas J. Mausolf
THOMAS J. MAUSOLF

Davidson County DEEDWARR
Recvd: 07/23/04 14:17 2 pgs
Fees:13.00 Taxes:516.52
20040723-0088393

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas J. Mausolf**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of July, 2004.

Notary Public

My Commission Expires: 3-3-07

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007