WARRANTY DEED

B-REMAX-04-1755

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,750.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 6/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ozina Grace Hunter	First Franklin Financial	
145 Harris Street	(NAME) 112 Towne Park Drive	43-13-247
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL FRANCOEUR AND WIFE, SUSAN FRANCOEUR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OZINA GRACE HUNTER AND JOSEPH DAVIS SHUMATE AND JOHN ROBERT LEVINSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 71 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the northerly side of Harris Avenue and runs back 107 feet on the easterly line and 110.5 feet on the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Susan Francoeur and husband, Russell Francoeur by Warranty Deed filed for record on October 10, 2002 in Instrument Number 20021010-0124069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 07/28/04 10:22 2pgs
Fees:13.00 Taxes:287.68

20040728-0090149

unimproved ( )
This is improved (X) property, known as 145 Harris Street, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of July, 2004.

Russell Francoeur

Susan Francoeur

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Francoeur and Susan Francoeur, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of July, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903