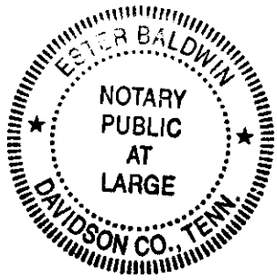
File No. 40603

WARRANTY DEED

RTEC 08
Box 48A



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Janelle M Elsass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Mackall, Jr.	First Franklin Financial Corporation	33-4B-28.00
(NAME)	(NAME)	
225 Nathan Drive	112 Town Park Drive Suite G-150	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(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, Laurie Saunders Jaroch, formerly known as Laurie R. Saunders, and husband Allen R. Jaroch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Mackall, Jr., 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:

Being Lot No. 28 on the Plan of Dry Creek Pointe, Section 1, as of record in Plat Book 7900,Page 737, 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 Laurie R. Saunders, unmarried by deed from Fox Ridge Homes, Inc., dated 10/08/96, of record in Book 10226, page 585, Register's Office, Davidson County, Tennessee.

Laurie Saunders Jaroch executed this instrument on behalf of Allen R. Jaroch pursuant to a Power of Attorney of record in Instrument No. 20040805-0094081, Register's Office, Davidson County, Tennessee.

Allen R. Jaroch herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to restrictions of record in Book 9863, page 153, said Register's Office.

Laurie Saunders Jaroch and Laurie R. Saunders being one and the same person.

Davidson County DEEDWARR
Recvd: 08/05/04 09:16 2pgs
Fees:13.00 Taxes:564.25

20040805-0094082

unimproved ☐

This is improved ☒ property, known as 225 Nathan Drive, Goodlettsville, TN 37072

(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 my hand this 30th day of July, 2004.

Laurie Saunders Jaroch
Laurie Saunders Jaroch

Allen R. Jaroch
Allen R. Jaroch by Laurie Saunders Jaroch, Attorney in Fact Allen R Jaroch by Laurie Saunders Jaroch POA

File No. 40603
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 Laurie Saunders Jaroch with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Allen R. Jaroch as he Attorney in Fact as the free act and deed of the within named Allen R. Jaroch.

Witness my hand and official seal this 30th day of July, 2004.

Commission expires: My Commission Expires Sept. 22, 2007

ROBERT G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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 Laurie Saunders Jaroch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2004.

Commission expires: My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN