WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARO JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-AML-04-0116

~~My Commission Expires JULY 10, 2008~~

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
James Wayne Mitchell	First Franklin Financial	
116 ~~Shepard~~ Shepherd Hills Drive	(NAME) 112 Towne Park Drive, Suite G150	34-3-43
(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 ROBERT HARLEY GREGORY, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES WAYNE MITCHELL, 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. 11 on the Map of Section 1, ~~Shephord~~ Shepherd Hills Subdivision, as of record in Book 2331, page 46, Register's office for said County.

SAID Lot fronts 158 feet on the southwesterly side of ~~Shepard~~ Shepherd Hills Drive and runs back 342.4 feet on the northwesterly line and 332.76 feet on the southeasterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to E.L. Adler (life estate interest) and Robert Harley Gregory by Quitclaim Deed filed for record in Book 6248, page 192, Register's Office for Davidson County, Tennessee. Said E.L. Adler having since died terminating her life estate interest in and to said property. Said property has never been the primary or marital residence of Robert Harley Gregory.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2331, page 46 and Book 2442, page 334 and Book 5593, page 459, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 ~~Shepard~~ Shepherd Hills Drive, 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 11th day of August, 2004.

Robert Harley Gregory

Davidson County DEEDWARR
Recvd: 08/13/04 12:27 2pgs
Fees:13.00 Taxes:388.50

20040813-0098177

STATE OF Tennessee
COUNTY OF Davidson

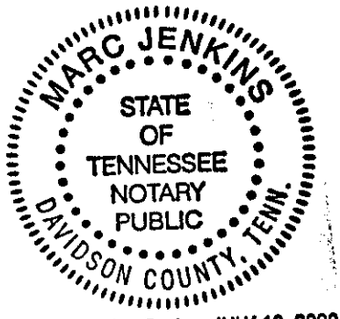
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Harley Gregory, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 11th day of August, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903