STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3401

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2004

Notary Public, Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Knab	First Franklin Financial Corporation	
(NAME)	(NAME)	
2309 Riverway Drive	112 Town Park Drive, Ste G150	53-6-B-95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	Kennesaw, GA 30144	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Betty P. Eason, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Knab and wife, Layla M. Knab

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. 144 on the Plan of Waterford, Phase 5-B, of record in Plat Book 7900, page 838, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Betty P. Eason, an unmarried woman, by deed from Benjamin J. Brown, an unmarried man, filed of record in Instrument No. 20000412-0037013, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/24/04 11:16 2pgs
Fees:13.00 Taxes:425.50
20040824-0102077

This is improved property known as 2309 Riverway Drive, Old Hickory, TN 37138

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 her hand this 20th day of August, 2004.

Betty P. Eason By Billie Cannon attyin fact.

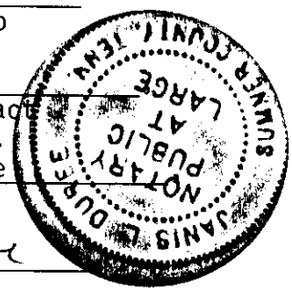
Betty P. Eason

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Billie Cannon, to me known to be the person who executed the foregoing instrument on behalf of Betty P. Eason and who acknowledged that he/she executed the same as the free act and deed of the said Betty P. Eason.

Witness my hand and official seal at Hendersonville Tennessee, this 20th day of August, 20 04.



NOTARY PUBLIC

My Commission Expires: 4/10/06.