FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,800.00

Larry K Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry K. Jones	First Franklin Financial Corporation	Map 95
233 Fairway Dr.	112 Town Park Drive, Ste G150	Group 7
Nashville, TN 37214	Kennesaw, GA 30144	Parcel 117

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

Dillard G. Presson and wife, Nancy L. Presson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry K. Jones and wife, Karen Yvonne Jones
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:

LAND in Davidson County, Tennessee, being part of Lot No. 31 and all of Lot No. 32 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County.

Said part of Lot No. 31 is described as follows: Beginning on the southeasterly margin of Fairway Drive, the corner of Lots No. 31 and 32; thence with the line between said two lots, southeasterly 325 feet; thence northeasterly 10 feet; thence northwesterly 325 feet; to the southeasterly margin of Fairway Drive; thence with the same, southwesterly 10 feet to the beginning.

Said Lot No. 32 fronts 85 feet on the southeasterly side of Fairway Drive and extends back 378.7 feet on the northeasterly line and 257.1 feet on the southwesterly line to a dead line, measuring 184.2 feet thereon.

Being the same property conveyed to Dillard G. Presson and wife, Nancy L. Presson, by deed from Lillian Carver, unmarried, of record in Book 10750, Page 258, said Register's Office, dated January 5, 1998.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 377, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 67 and 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 233 Fairway Dr., Nashville, TN 37214

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 our hands this 15th day of September, 2004.

Dillard G. Presson

Nancy L. Presson

Davidson County DEEDWARR
Recvd: 09/17/04 10:38 2pgs
Fees:13.00 Taxes:528.36

20040917-0112101

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 Dillard G. Presson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2004.

My Commission Expires: 01/27/07

Notary Public

NANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

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 Nancy L. Presson, 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 at Nashville, Tennessee, this 15th day of September, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.