Davidson County DEEDWARR
Recvd: 11/19/04 12:30 2pgs
Fees:13.00 Taxes:368.15

20041119-0139153

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

X Lakita Medaries
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2004.

Notary Public

SPENCER R. TABOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES JAN 27, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-TMG-04-3228

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 |
|---|---|---|
| Lakita Medaries | First Franklin Financial | |
| 3228 Masonwood Drive (ADDRESS) | (NAME) 112 Towne Park Drive, Ste. G150 (ADDRESS) | 50-10-191 |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Kennesaw, GA 30144 (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 WILLIE MARABLE AND LASONIA MARABLE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAKITA MEDARIES, UNMARRIED, 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:

Lot 8, ACADEMY HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 6200, Page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Willie Marable and wife, Lasonia Marable by Warranty Deed from Jinks Hartsfield III and wife, Priscilla J. Hartsfield, recorded the 30th day of April, 1996 in Deed Book 10032, Page 268, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3228 Masonwood Drive, Nashville, Tennessee 37207
(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 12th day of November, 2004.

X Willie Marable, Jr.
Willie Marable

X Lasonia D. Marable
Lasonia Marable

STATE OF Tennessee
COUNTY OF Davidson

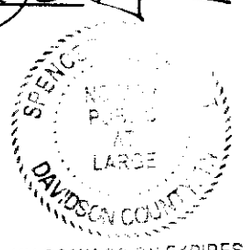
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie Marable and Lasonia Marable, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 12th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)




MY COMMISSION EXPIRES
JAN 27, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903