This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040600

Please Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/10/04 10:20 2pgs
Fees:13.00 Taxes:813.63

20041210-0147188

Send Tax Bills To:
First Franklin Financial Corp.
112 Town Park Drive, Suite G150
Kennesaw, GA 30144

New Owner is:
Roderick Jemison
7217 Sugarloaf Drive
Nashville, TN 37211

MAP: 181-1A
PARCEL: 93.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephanie K. Siebe and husband, Mark L. Siebe**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Roderick Jemison , a married man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Sugar Valley, Section 3, a Planned Unit Development, of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Stephanie K. Siebe and husband, Mark L. Siebe by Deed from Lifestyle Homes, a Tennessee General Partnership dated 6/6/03, recorded 6/25/03, in Instrument No. 20030625-0087111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of December, 2004.

GRANTOR:

Stephanie K. Siebe

Stephanie K. Siebe

Mark L. Siebe

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephanie K. Siebe and husband, Mark L. Siebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of December, 2004.

NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

SWORN TO and subscribed before me this 3 day of December, 2004.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006