WARRANTY DEED

G-AHM-05-1814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2009

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
William Herring	First Franklin Financial Corp.	
1814 Lillian Street	(NAME) 112 Townpark Drive, Ste. G150	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Kennesaw, GA 30144	83-14-272.00
(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 LESLIE C. SMELSER AND SPOUSE, VIRGINA SMELSER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM HERRING, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 125 FRONTS 50.0 FEET ON THE SOUTHERLY MARGIN OF LILLIAN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LESLIE C. SMELSER AND SPOUSE, VIRGINIA SMELSER BY WARRANTY DEED FROM E. DOUGLAS VAN HOOSER, EXECUTOR WITH FULL POWER TO CONVEY, RECORDED THE 27TH DAY OF MARCH, 1996 IN DEED BOOK 9991, PAGE 847, 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 in Plat 57, page 130 in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1814 Lillian Street, Nashville, Tennessee 37206
(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 7th day of March, 2005.

Leslie C. Smelser

Virgina Smelser

Davidson County DEEDWARR
Recvd: 03/10/05 11:27 2 pg:
Fees:13.00 Taxes:303.40

20050310-0026608

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie C. Smelser and Virgina Smelser, 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 7th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903