WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00 82,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Bosworth (NAME)	First Franklin Financial Corp., (NAME)	MAP: 83-6
808 N. 16th St. (ADDRESS)	112 Town Park Dr., Suite #G150 (ADDRESS)	PARCEL: 12
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Kennesaw, GA 30144 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert E Bosworth, individually and as Executor of the estate of Mildred H. Bosworth, and Warren Bosworth, as devisee under the will of Mildred H. Bosworth HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Bosworth

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:

SCHEDULE "A" - LEGAL DESCRIPTION

Property located at: 808 N. 16th St, Davidson County, Nashville, TN 37206 AND:

Being Lot No. 60 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the Westerly side of North 16th Street, formerly Porter Avenue, and runs back, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mildred H. Bosworth by deed dated 4/14/41 from John E. Bosworth and wife Mildred H. Bosworth, filed for record 4/18/41, in Book 1166, page 365, said Register's Office. Mildred H. Bosworth having since died on 12/2/02.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 04/08/05 09:16 2 pgs
Fees:13.00 Taxes:303.40
20050408-0038661

unimproved ( )
This is improved (X) property, known as 808 N. 16th St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Bosworth

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 my hand this 31st day of March, 2005

Robert E Bosworth as executor for the estate of Mildred H Bosworth

~~Estate of Mildred H. Bosworth~~ Robert E Bosworth, individually and as executor

Warren Bosworth by Robert E Bosworth his atty in fact

Warren Bosworth by Robert E. Bosworth, his attorney infact.

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 Robert E Bosworth, individually and as Executor of the estate of Mildred H. Bosworth, and Warren Bosworth, the bargainor, 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 Old Hickory, Tennessee, this 31st day of March, 2005.

ROY C. FORNEY, III STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission expires 8/31/08

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of Davidson

On this 31st day of March 2005 before me personally appeared Robert E. Bosworth, to me known to by the person who executed on behalf of Warren Bosworth as Attorney in Fact and who acknowledged that he/she executed the same as the free act and deed of the said Warren Bosworth.

ROY C. FORNEY, III STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Commission Expires
8/31/08