Box13
#9753

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2005.

Notary Public
My commission expires: 02/24/08

06-0504-71696

Address of New Owner:		**Send Tax Bills to:**	**Tax Information**
Nathaniel P. Lloyd, Sr.	new owner	~~First Franklin Financial Corp~~	44-14-0/076.00
1305 Donelson Avenue		~~112 Townpark Drive, Ste G150~~	
Old Hickory TN 37138		~~Kennesaw, GA 30144~~	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa G. Stewart fka Ashburn**, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathaniel Lloyd, Sr. and wife, Lynnette Lloyd**, hereinafter called the Grantees, their successors 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 Lot No. 33, on the Plan of Rolling Green Subdivision, Section 1, of record in Plat Book 1424, Page 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa G. Ashburn nka Stewart, by deed from Lannie Brent Holland and wife, Dianne M. Holland, of record in Book 10519, Page 162, Register's Office for Davidson County, Tennessee.

Michael Stewart joins in this conveyance for marital interests only.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1305 Donelson Avenue, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/02/05 15:13 2 pgs
Fees:13.00 Taxes:362.60
20050602-0062695

WITNESS my hand this 18th day of May, 2005.

Melissa G. Stewart
Melissa G. Stewart fka Ashburn

Michael Stewart by Melissa G. Stewart
Michael Stewart by Melissa G. Stewart
As Attorney-in-fact for Michael Stewart
as attorney-in-fact for Michael Stewart

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa G. Stewart fka Ashburn, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of May, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa G. Stewart fka Ashburn, as attorney-in-fact for Michael Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of May, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Stewart by Melissa G. Stewart as attorney-in-fact for Michael Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of May, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08