File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/06/05 07:45 2 pgs
Fees:13.00 Taxes:913.90
20050606-0063753

W & I Ref:(_____) Title No: 46322
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jennifer Dickey 816 Neartop Drive Nashville, Tennessee 37205	First Franklin Financial Corp. 112 Town Park Drive G-150 Kennessaw, Georgia 30144

TAX MAP-PARCEL NUMBERS: 103-10-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger J. Nagy and spouse, Colleen M. Nagy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Dickey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Brookside Courts Section 3, Addition No. 4 of record in Book 2083, page 25 Register's Office for said County.

Said Lot no. 16 fronts 75.91 feet on the easterly margin of Neartop Drive and extends back 158.3 feet on the northerly line and 163.2 feet on the southerly line to a dead line in the rear, measuring 75.8 feet thereon.

Being the same property conveyed to Roger J. Nagy and wife, Colleen M. Nagy by deed from James L. Osborn Trust, dated April 20, 1996 of record in Doc. No. 20021226-0158764, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083 Page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Neartop Drive and a 10 foot easement for public utility purposes along the rear line(s). And a 10 foot sewer easement located across said lot.

This is improved property, known as: 816 Neartop Dr, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2005.

Roger J. Nagy

Colleen M. Nagy

State of TENNESSEE
County of DAVIDSON

On this 3rd day of June, 2005 , before me the undersigned authority, personally appeared Roger J. Nagy and Colleen M. Nagy , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public