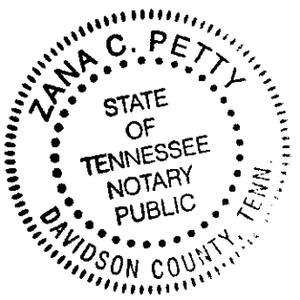
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adrian A. Dawson	First Franklin Financial Corp.	Map 043
1032 New Providence Pass	320 Steven Springs Way, Suite 200	Group 15
Madison, TN 37115	Brentwood, TN 37027	Parcel 150

FOR AND IN 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 H. Braswell, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Adrian A. Dawson, unmarried
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:

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

Beginning at a point in the south margin of Providence Road, said point of beginning being the northeast corner of Neely Bend Baptist Chapel property, thence easterly with the south margin of Providence Road, 60 feet to a point, thence south and parallel with the easterly margin of Neely Bend Baptist Chapel property, 194 feet to a point, said point being the northerly margin of the property known as John Wilson, thence west with the old fence line and parallel with the south margin of Providence Road, 60 feet to a point, said point being the southeast corner of Neely Bend Baptist Chapel property, at a fence post, thence northerly with the easterly margin of Neely Bend Baptist Chapel property, 194 feet to the point of beginning.

Being the same property conveyed to Robert H. Braswell, married, by deed from BayRock Mortgage Corporation, of record in Instrument 20050124-0008310, said Register's Office.

This conveyance is subject to 2005 county taxes, which have been prorated and assumed by the Grantees.

Power of Attorney of record in Inst. // said Register's Office

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1032 New Providence Pass, Madison, TN 37115

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 19th day of August, 2005.

Robert H. Braswell

Robert H. Braswell

Davidson County DEEDWARR
Recvd: 08/22/05 12:53 2 pgs
Fees:13.00 Taxes:344.10

20050822-0099730

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 H. Braswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2005.

My Commission Expires: 1/24/09

Notary Public

