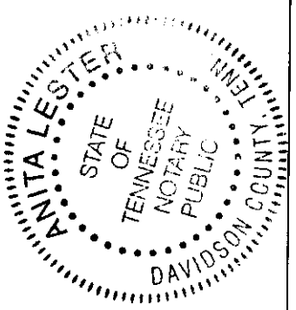
Davidson County DEEDWARR
Recvd: 12/20/05 10:25 2 pgs
Fees:13.00 Taxes:555.00
20051220-0152408

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Sharon Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(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:
Sharon Baird	First Franklin Financial Corporation	Map 87
3517 Glenfalls Drive	320 Seven Springs Way, Ste. 200	Group 1-0-A
Hermitage, TN 37076	Brentwood, TN 37027	Parcel 140 CO

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

Jennifer Bruner and husband, Christopher John Kennedy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sharon Baird, 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:

BEING Lot No. 67, on the Plan of Section Four, Chesney Glen, of record in Book 9700, Page 844, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Bruner by deed from Tara Lyn Hart and husband, Perry Hart, of record in Instrument 20001020-0104166, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944; and Book 11317, Page 674, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 844, said Register's Office.

The said Christopher John Kennedy joins in this conveyance to convey any and all marital interest he may have in said property.

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 3517 Glenfalls Drive, Hermitage, TN 37076

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 our hands this 16th day of December, 2005.

Jennifer Bruner
Jennifer Bruner

Christopher John Kennedy
Christopher John Kennedy

FILE BOX 45

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 Jennifer Bruner and husband, Chris Bruner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2005.

My Commission Expires: 1/26/08

Notary Public



FILE BOX 45