WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/06 10:13 2 pgs
Fees:13.00 Taxes:336.33
20060125-0009384

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. March 21, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Gibson, Sr. (NAME)	First Franklin Financial Corp. (NAME)	MAP 059-14
3119 West Hamilton Road (ADDRESS)	150 Allegheny Center Mall (ADDRESS)	PARCEL 029
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Pittsburgh, PA 15212 (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, Ramona S. Bailey and husband, Fred Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Gibson, Sr.

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:

LAND in Davidson County, Tennessee, being Lot No. 274 on the Map of Treppard Heights, Section III, as of record in Book 2663, Page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 75 feet on the Southerly side of West Hamilton Avenue and extends back 302.6 feet more or less on the Westerly line and 292.4 feet more or less on the Easterly line, to the approximate center of Whites Creek, measuring 76 feet, more or less, thereon.

Being the same property conveyed to Thomas W. McJimpsey and wife, Susie M. McJimpsey by Warranty Deed from Louise Wright, a widow, of record in Book 4834, Page 909, Register's Office for Davidson County, Tennessee. And being further conveyed to Ramona S. Bailey, for her sole and separate estate by Quitclaim Deed dated March 22, 1980 from Thomas W. McJimpsey and wife, Susie M. McJimpsey and Freddy D. Bailey, of record in Book 5583, Page 72, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Fred Bailey joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 3119 West Hamilton Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S. this 24th day of January, 2006

Ramona S. Bailey

Fred Bailey

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 Ramona S. Bailey and husband, Fred Bailey

the bargainor S, 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 Goodlettsville Tennessee, this 24th day of January 2006.

Commission expires 9/22/07

DANIEL WISOTHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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