BOOK 4343 PAGE 571 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130.00 CV

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 1969.

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Larkins et ux (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	148-13
3934 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	148
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Larry K. McCormick and wife, Linda B. McCormick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Larkins and wife, Louise H. Larkins

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. 165 on the Plan of Locustwood, Section 5, as of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 165 fronts 118 feet on the easterly line of Creekside Drive and extends back 260.5 feet on the northerly line and 276.4 feet on the southerly line to a dead line, measuring 120.8 feet thereon.

Being the same property conveyed to Larry K. McCormick and wife, Linda B. McCormick by deed from Bennett G. Phillips, II, and wife, Jacqueline K. Phillips as of record in Book 3434, page 531, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants of record in Book 2739, page 397, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2663, page 43, said Register's Office, shows an Owner's Certificate, a 100 foot miminum building setback line from Creekside Drive, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 20 foot utility anchor easement located on the northwest corner of said lot.

This conveyance is also subject to a Deed of Trust of record in Book 2872, page 453, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3934 (House Number) Creekside Drive (Street) Nashville, Tennessee 37211 (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 hands this 19th day of June, 1969

Larry K. McCormick

Linda B. McCormick

BOOK 4343 PAGE 572

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Oscar B Tucker, a Notary Public in and for said County and State, the within named Larry K. McCormick and wife, Linda B. McCormick

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June 1969

Commission expires 7-28-70

Oscar B Tucker
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Larry K. McCormick and wife,
Linda B. McCormick

TO
John T. Larkins and wife,
Louise H. Larkins

A 45035

IDENTIF. REFERENCE

JUN 20 8 46 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN20'69 CONV 13,000.00
JUN20'69 S'TAX B* 33.80
JUN20'69 PRTEE B* .50
JUN20'69 MDEED B* 3.00 * 37.30