This instrument was prepared by [illegible] Attorney at Law,
320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 4941 PAGE 945

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. Larkin, Jr. et ux	Same	
(NAME)	(NAME)	39
586 Anderson Lane		1 & 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the said Grantees, hereinafter anmed and other good and valuable considerations the receipt of which is hereby acknowledged,

We, James W. Larkin, Sr., and wife, Catherine R. Larkin, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Larkin, Jr., and wife, Judy Lee Larkin, herein called the Grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~ *heirs and assigns,*

Land in the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. II on a survey dated July 14, 1975, made by Charles R. Simmons, Surveyor, and according to said survey is described as follows: BEGINNING at an iron spike in the center of Simpkins Road, the original northeast corner of this tract in said road; thence leaving said road north 29° 31' west 388.0 feet to an iron pin; thence north 84° 47' west with a fence line 840.23 feet to an iron pipe near a 3-foot oak tree; thence north 49° 30' west 1,368.5 feet (generally with said fence line) to an iron pipe; thence north 62° 17' west (generally with said fence line) 546.20 feet to a corner post and iron pin; thence south 16° 03' west 200.0 feet to an iron pin (generally with said fence line); thence leaving said fence line along a newly surveyed line, south 54° 10' east 2,120.0 feet to an iron pin and south 83° 08' east 841.0 feet crossing a branch and passing an iron pin between said branch and Simpkins Road, to a nail in said road in the original line; thence with said road, north 20° 15' east 215.90 feet to the beginning, containing 22.06 acres, more or less.

Being part of the same property conveyed to James W. Larkin, Sr., and wife, Catherine R. Larkin by deed from John W. Carney, Archie Marvin Carney, Oda Katherine Carney Garrett and Audrey Margaret Carney Santi, of record in book 4457, page 943, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this tranefer is $ 12,000.00

Subscribed and sworn to before me, this the 12 day of August 19 75

Affiant

My commission expires: April 24 1978
(Affix Seal)

Notary Public

This is { unimpaved / impaved } property, known as ..... (House Number) (Street) P. O. address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees, their

~~XXXXXXXXX~~
heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 12 day of August 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Larkin Sr. (James W. Larkin, Sr.)

Catherine R. Larkin (Catherine R. Larkin)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Larkin, Sr., and wife, Catherine R. Larkin

*the within named bargainor*s, *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* 12 *day of* August, *19*75.

A. William Bobo
Notary Public

Commission expires Nov. 30, 1976

NOTARY PUBLIC WILLIAM SCOTT III DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

AUG 14 75	CONV	12,000.00				
AUG 14 75	S'TAX		A*	31.20		
AUG 14 75	PR'FEE		A*	.50		
AUG 14 75	W'DEED		A*	4.00	*	35.70

WARRANTY DEED

FROM

James W. Larkin, Sr., and wife,

TO

James W. Larkin, Jr., and wife,

D 11281

IDENTIF. T REFERENCE

AUG 14 2 29 PM '75

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS