| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Century Services (NAME) | Same (NAME) | Map: 43-6-233 |
| 425 East Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 11D61542 |
| Madison Tenn. 37115 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 6407 PAGE 471

## WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

Cash in hand paid by the Grantees; JIM BALE and WAYNE GRUBBS, d/b/a CENTURY SERVICES, and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, JAMES W. LARKIN, JR., and wife, JUDY LARKIN

have bargained and sold, and by these presents do transfer and convey unto the said JIM BALE, and WAYNE GRUBBS, d/b/a CENTURY SERVICES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 120 on the Plan of MADISON PARK, SECTION 5, as of record in Book 3842, page 130, R.O.D.C., TN to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to JAMES W. LARKIN, JR., and wife, JUDY LARKIN by deed from David W. Eddings and wife, Barbara J. Eddings, of record in Book 5213, page 209, R.O.D.C., TN and re-recorded in Book 5248, page 150, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 4224, page 658, said Register's Office and the plan of record which shows an owner's certificate, certain notes, easements and setback lines.

This is unimproved (XX) improved ( ) property, known as 343 (House Number) May Drive (Street)

Madison, (P. O. Address) Tennessee (City or Town) 37115 (Zip Code)

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.

Whenever 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 18th day of October, 1984.

Judy Larkin
JUDY LARKIN

James W. Larkin
JAMES W. LARKIN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. LARKIN, JR., ETUX JUDY LARKIN

the 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 Madison, Tennessee, this 18th day of October, 19 84.

My commission expires 07-18-87 Notary Public K. Annette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $12,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim Bale

Sworn to and subscribed before me this 18th day of October, 19 84.

My commission expires 07-18-87 Notary Public K. Annette Burton

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

158 10/15 22.50 CHECK

WARRANTY DEED

I 57751

FROM

JAMES L. LARKIN, JR., ETUX
JUDY LARKIN

TO

JIM BALE, & WAYNE GRUBBS d/b/a CENTURY SERVICES

IDENTIFICATION REFERENCE

OCT 10 3 11 AM '84

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6407 PAGE 473

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

12750.00- CAMT.
33.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.52-
0158A10/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 7 5 I

IDENTIF. REFERENCE

OCT 19 10 34 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0078416