WARRANTY DEED

FROM: James A. Croy, Trustee, for Lakewood Associates, a joint venture composed of James A. Croy, Stephen D. Woodard and Gregory A. Farmer
TO: Samuel R. Larkin and wife, Paula M. Larkin

Address New Owner(s):

Samuel R. Larkin
Rt. 6, Jap Johnson Road
Murfreesboro, TN 37130

Send Tax Bills to:
America's Mortgage Servicing
P. O. Box 9411
Gaithersburg, Maryland 20898

Map-Parcel No.
53-7 par. 69

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville TN 37203

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $78,939.92.

Samuel R. Larkin
AFFIANT

Subscribed and sworn to before me, this the 8th day of March, 1991.

NOTARY PUBLIC

My commission expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES A. CROY, TRUSTEE for Lakewood Associates, a joint venture composed of James A. Croy, Stephen D. Woodard and Gregory A. Farmer (Grantor) has this day bargained and sold, and does hereby transfer and convey unto Samuel R. Larkin and wife, Paula M. Larkin, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 of Block 1 on the Plan of Dabbs & Elliott Subdivision, No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Croy, Trustee, for Lakewood Associates, a joint venture composed of James A. Croy, Stephen D. Woodard and Gregory A. Farmer by deed from John S. Medley and wife, Lorene S. Medley, of record in Book 6589, Page 391, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by America's Mortgage Servicing, Inc., successor to Firstbank Mortgage Company of record in Book 6452, Page 235, said Register's Office. The escrow account and insurance to be transferred to Grantees.

This is improved property, known as 107 22nd Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1991 funds for which are held in escrow by America's Mortgage Servicing, Inc.

2. Easements, restrictions and encroachments as shown on the plan of Dabbs & Elliott Subdivision, No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

3. A deed of trust from Cassie Harris Medley to Tim N. Taylor and Capitol Mortgage Corporation, Trustees, executed December 18, 1984, recorded in Book 6452, Page 235, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original amount of $81,171.00 payable as therein specified.

4. Such liens and other matters, if any, of record in the Register's Office of Davidson County, Tennessee.

5. Rights of tenants under existing leases, if any.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on this 8th day of March, 1991.

"GRANTOR"

James A. Croy, Trustee

James A. Croy, Trustee

"GRANTEES"

Samuel R. Larkin

Samuel R. Larkin

Paula M. Larkin

Paula M. Larkin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, James A. Croy, Trustee the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 1991.

Notary Public

My commission expires: May 20, 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurd, a Notary Public in and for said County and State, Samuel R. Larkin and wife, Paula M. Larkin, the bargainors, 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 8th day of March, 1991.

Notary Public

My commission expires: May 20, 1992

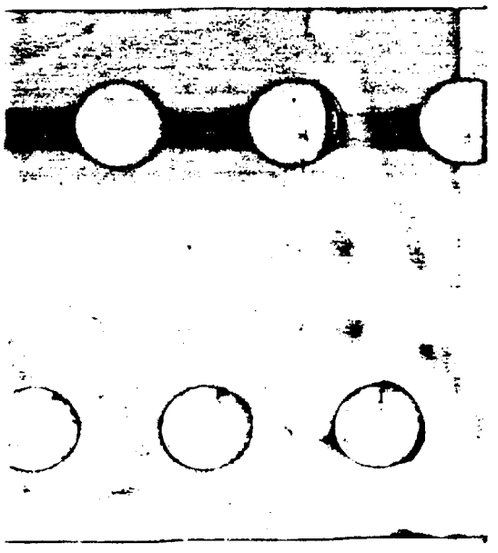
2764 03/12 0101 03CHECK 267.37

IDENTIF. REFERENCE

98455

OFFICIAL RECEIPT

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



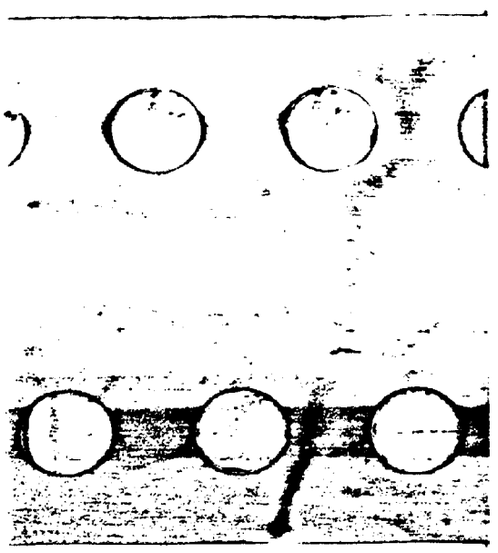
RECEIVED OF _____

FOR _____

BOOK 8307 PAGE 825

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	78939.92
CON TX	260.37
PRFEE	1.00
MISC	6.00
TOTAL	267.37
CHECK	267.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/12/91 01 08:19 0001 2764

98465

IDENTIF. REFERENCE

MAR 12 8 18 AM '91

DAVIDSON COUNTY TN

No. 403567