BOOK 11619 PAGE 145

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

16th DAY OF July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS
Travis D. Larkin
(NAME)

2922 Stauwyck Drive
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37207
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO
Biltmore Funding Group
(NAME)

4301 Hillsboro Road, Ste. 300
(STREET ADDRESS)

Nashville, TN 37215
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
60-7-77

c005 08/13 0101 03CHECK 330.31

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, Betty Johnson Rooker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis D. Larkin, 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. 53, on the plan of Hillhurst Acres, Section Two, as shown on plat of record in Plat Book 2331, Page 70, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 53 fronts 83 feet on the easterly side of Stanwyck Drive and extends back 335.5 feet on the northerly line and 325.7 feet on the southerly line, to a dead line in the rear measuring 115.1 feet thereon.

Being the same property conveyed to Virgil B. Johnson and wife, Ruth C. Johnson, as tennants by entirety by Deed of Record in Book 4226, Page 599, Register's Office for Davidson County, Tennessee. Virgil B. Johnson having died vesting sole ownership by operation of law in his wife, Ruth C. Johnson. The said Ruth C. Johsnon having since died, and by her Will of Record in Will Book 192, Page 603, Register's Office for Davidson County, Tennessee, vesting Betty Johnson Rooker with 100% fee simple title.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2922 Stauwyck Drive, Nashville, TN 37207.

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 my/our hand(s) this 16th day of July, 1999.

Betty Johnson Rooker

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 Betty Johnson Rooker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he she they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 16th day of July, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Betty Johnson Rooker and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself themselves) to be the __ and _____ respectively of the _____ 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 on this the 16th day of July, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of July, 1999.

My Commission Expires:_____

_____
Notary Public

062424
IDENTIF. ↑ REFEREN
99 AUG 13 PM 3:
BILL
DAVIDSON COUNTY
MAIL ENV.

Prepared by &
Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0624244
IDENTIF. ↑ REFERENCE

99 AUG 13 PM 3:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	86300.00
CON TX	319.31
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	330.31
CHECK	330.31

08/13/99 01 15:01 0001 6009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506268