STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1999

Notary Public

MY COMMISSION EXPIRES

BOOK 11641 PAGE 758

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marchioness D. Sims, a single woman
(NAME)

2113 Laguna Bay
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
CTX Mortgage, Inc.
(NAME)

P.O. Box 199000
(STREET ADDRESS)

Dallas, TX 75219
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
52-8-A-9.00

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, James W. Larkin III and Jeff W. Larkin, both married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marchioness D. Sims, a single woman, 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. 9, on the plan of Heron Walk, Phase 1, Section 1, as shown on plat of record in Plat Book 9700, Page 173, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James W. Larkin III and Jeff W. Larkin, both unmarried, by Deed of Record in Book 10368, Page 908, Register's Office for Davidson County, Tennessee.

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.
Diana Larkin joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.
Claire Larkin joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 2113 Laguna Bay, Madison, TN 37115.

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 23rd day of July, 1999.

James W. Larkin III

Diana Larkin

Jeff W. Larkin

Claire Larkin

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 James W. Larkin III and wife, [illegible] and Jeff W. Larkin and wife, [illegible] 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 23rd day of July, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

BOOK 11641 PAGE 759

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared James W. Larkin III and Jeff W. Larkin, both married 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 23rd 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 23rd day of July, 1999.

My Commission Expires:_____

_____
Notary Public

0630518
IDENTIF. ↑ REFERENCE

99 AUG 31 AM 9:31.
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

05:665 XD.RECO 1010 12/00 399.50

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 _____

BOOK 11641 PAGE 760

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

0630518

DEMAND ↑ REFERENCE

99 AUG 31 AM 9:31

JOHN R. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHMT 105000.00
CON TX 388.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 399.50
CHECK 399.50

(08-31-99 (09:31 0001 2773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510828