WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of July, 2001

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Larson and Lisa Larson	Irwin mortgage	Map 137
(NAME) 3144 Hobson Pike	(NAME) P.O. Box 23550	Parcel 88
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Jacksonville FL 32241	4th Civil District
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald E. McBroom and Frances McBroom, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alan Larson and Lisa Larson, husband and wife** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being Lot No. 1 on the Plan of the Subdivision of the William J. Taylor property, the plat of which is filed for record in Plat Book 8250, page 105, Register's Office for said County, and to which plat reference is here made for a more complete and detailed description of said lot.

Being the same property conveyed to Donald E. McBroom and wife, Frances McBroom by Warranty Deed of record in Book 9329, page 866, Register's Office of Davidson County, Tennessee.

Subject to amendment and change of sewage disposal area in Book 9455, page 201; any and all matters as shown on plat of record in Plat Book 8250, page 105; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 3144 Hobson Pike Hermitage TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 26th Day of July, 2001.

Donald E. McBroom
Donald E. McBroom

Frances McBroom
Frances McBroom

Davidson County DEEDWARR
Recvd: 08/03/01 14:44 2pgs
Fees:13.00 Taxes:777.00

20010803-0083112

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Donald E. McBroom and Frances McBroom, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of July, 2001.

Karen M. Tate
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN