B4136

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $120,000.00.* *Affiant* *Notary Public* *My commission expires:*

Name and Address of New Owner:

Jason M. Larkin and Amy M. Jacobs
206 Garrett Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/01/02 15:51 2pgs
Fees:13.00 Taxes:444.00
20020301-0026337

Send Tax Bills To:

HomeFocus Tax Service, LLC
Lender #2070
P.O. Box 26389
Richmond, VA 23260-0000

Street Address of Subject Property:

206 Garrett Drive
Nashville, TN 37211

Map and Parcel:

147-6 3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH M. HUFFAKER AND WIFE, MARGARET M. HUFFAKER,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **JASON M. LARKIN AND AMY M. JACOBS,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Battery Crest, Section One, as of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph M. Huffaker and wife, Margaret M. Huffaker, by deed from Richard W. Rodgers, a single person, of record in Book 9505, page 764, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville Davidson County taxes for 2002 which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the plan of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantors do covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, 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 our hands this 28 day of February, 2002.

JOSEPH M. HUFFAKER

MARGARET M. HUFFAKER

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 **JOSEPH M. HUFFAKER AND WIFE, MARGARET M. HUFFAKER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:_____

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