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Davidson County DEEDWARR
Recvd: 03/22/02 16:02 2pgs
Fees:13.00 Taxes:8140.00
20020322-0035647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of March, 2002.

Notary Public

My Commission Expires:

(AFFIX SEAL)

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

J. Michael Morgan
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Vassar		144-56
(NAME)	(NAME)	
5904 Hillsboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

LARRY JOE LARKIN, A FIFTY PERCENT UNDIVIDED INTEREST AND MARCENE ELAINE LARKIN, A FIFTY PERCENT UNDIVIDED INTEREST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHIL VASSAR,

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:

A tract of land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee described according to a survey made January 7, 1939 by Blanchard & Parris, engineers, as follows:

Beginning at a point in the center of the Hillsboro Turnpike Road, the northwest corner of a tract conveyed to Eugene Adams and others by deed from W. A. Byrn of record in Book 931, Page 283, Register's Office for Davidson County, Tennessee, and running thence north 21 degrees 15 minutes east with the center of said road, 315 feet to a W. A. Byrn's southwest corner; thence south 70 degrees 45 minutes east with his southern boundary line, 1268.9 feet to a hackberry in J. W. Roland's western boundary line; thence south 23 degrees 15 minutes west with his line, 250 feet, more or less to a stake, the northeast corner of said tract of land conveyed to Eugene Adams and others; thence north 74 degrees 30 minutes west with the northern boundary line of said tract of land, 88 feet to an elm, another corner of said tract; thence south 23 degrees west 101 feet to an iron pin and post, another corner of said tract; and thence north 68 degrees 45 minutes west with the northern boundary line of said tract, 1,169 feet to the beginning.

Being the same property conveyed to Larry Joe Larkin, a Fifty Percent undivided interest and Marcene Elaine Larkin, a Fifty Percent undivided interest by quitclaim deed from J. Greg Hardeman, Trustee of record in Book 10221, Page 453, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 5904 Hillsboro Rd., Nashville, TN 37215

(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 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. 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 20th day of March, 2002.

Larry Joe Larkin

Marcene Elaine Larkin

Marcene Elaine Larkin

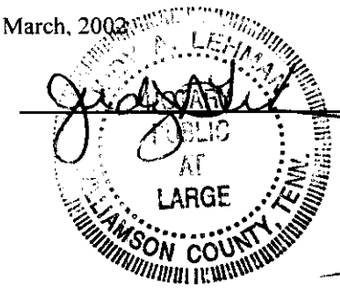
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Joe Larkin, and Marcene Elaine Larkin, , the bargainor(s), 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 20th day of March, 2002.

Commission expires: 3-30-03



Notary Public