This Instrument Was Prepared By:

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Davidson County DEEDWARR
Recvd: 09/10/02 10:40 2pgs
Fees:13.00 Taxes:212.75

20020910-0109584

STATE OF TENNESSEE,)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 58,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2002.

Notary Public

My Commission Expires: 9/28/05

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Ottis B. Herring 3029 Liberty Hills Drive Franklin, TN 37067	SAME	52-3-116

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bruce Kevin Keairnes and wife, Vera Angela Keairnes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ottis B. Herring, married, hereinafter called the Grantee, his heirs and representatives, that certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot 24 of Block "A" on the Unrecorded plan of Homeacres as shown on the Plan of Blanchard and Parrish, Civil Engineers, dated October 26, 1939.

SAID Lot 24 fronts 122 feet on the westerly side of Larkin Springs Road and runs back between lines 351.3 feet on the northerly line and 347.3 feet on the southerly line to the center of an easement reserved for public utilities on which it measures 122 feet, the northeast corner of said Lot being 253 feet South of the southwest intersection of Larkin Springs Road and Sanitarium Drive.

Being the same property conveyed to Bruce Kevin Keairnes and wife, Vera Angela Keairnes by Quit Claim Deed of record in Book 10670, Page 834, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2002 taxes, a lien not yet due and payable.
2. Any and all restrictions and easements of record.

This is improved property known as 606 Larkin Springs Road Madison, Tennessee 37115

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee his heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of September, 2002.

Bruce Kevin Keairnes

Vera Angela Keairnes

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 Bruce Kevin Keairnes and Vera Angela Keairnes, 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 4th day of September, 2002.

Notary Public

My Commission Expires: 9/28/05