PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
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W & I Ref:(SK) Title No: 44193
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/15/03 14:12 2pgs
Fees:13.00 Taxes:2238.50
20030115-0006535

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry J Larkin 53 Annandale Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 158-04-A-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$605,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry V MacDonald**, an unremarried widow hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry J Larkin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Otterwood, Section Two Revised of record in Book 6900, page 598-602, Register's Office for said County.

SAID Lot No. 25 fronts 119.38 feet on the southwesterly margin of Annandale and extends back 416.90 feet on the northwesterly line and 375.53 feet on the southeasterly lien to a dead line in the rear, measuring 141.00 feet thereon.

BEING the same property conveyed to Terry V. MacDonald, married by deed from Gary Gaulke, unmarried of record in Book 10156, page 217, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 598-602, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 53 Annandale, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of January, 2003.

Terry V MacDonald

State of TENNESSEE

County of DAVIDSON

On this 14th day of January, 2003 , before me the undersigned authority, personally appeared Terry V MacDonald , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $605,000.00

Affiant

Sworn and subscribed before me this the 14th day of January, 2003

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public