OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF January

NOTARY PUBLIC

My Commission expires: 11-2

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW
800 BROADWAY, THIRD FLOOR, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bernard Blackburn (NAME)	Same (NAME)	81-6-373
1729 Third Avenue N. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Larrick Properties, Inc.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bernard Blackburn

hereinafter called the **GRANTEES**, their 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. 34 in the Subdivision of the southern part of Lot No. 16 of the Nichol Property in the 8th Civil District of said County, a plan of which subdivision is of record in Plan Book 2, Page 49, Chancery Court at Nashville.

Said Lot No. 34 fronts 50 feet on the northerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Larrick Properties, Inc. by Deed from Dessie Strickland, unmarried, of record in Instrument No. 20021227-0159609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/28/03 09:15 2pgs
Fees:13.00 Taxes:107.30

20030128-0011330

Unimproved ( )
This is improved (X) property, known as 2312 Seifried Street, Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24TH day of January, 2003

Larrick Properties, Inc.

BY: Larry D. Hughes
Larry D. Hughes, President

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Larry D. Hughes, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Larrick Properties, Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 14th day of January, 2003

My Commission expires:
11-29-2003

Lea S. Rickard
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE