WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted Burrow (NAME)	SAME (NAME)	MAP 052-07
624 Larkin Springs (ADDRESS)	(ADDRESS)	PARCELS 026 & 027
Madison, TN 37115 (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, Maurice Early and wife, Linda F. Early

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted Burrow and wife, Melissa Burrow

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:

TRACT 1:

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 32, Block "A", on the plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more fully described according to an August 29, 1979, Survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows: BEGINNING at a point on the westerly margin of Larkin Springs Road located northwardly 275.0 feet, more or less, from the northerly margin of Neely's Bend Road, said point also being the common corner of Lots Nos. 1 and 32 of said subdivision; thence, with the line between Lot No. 32 and Lots Nos. 1, 2, 3, and 4, northwestwardly 335.0 feet, more or less, to the southeasterly corner of Lot No. 10; thence, with the line between Lots Nos. 10 and 32, northwardly 76.0 feet to the common rear corner of Lots Nos. 32 and 31; thence, with the line between said Lots, eastwardly 114.5 feet to a point; thence, with a new line, southeastwardly 213.0 feet to a point on the westerly margin of Larkin Springs Road; thence, with said margin, southwardly 142.6 feet to the point of beginning.

BEING the same property conveyed to Maurice Early and wife, Linda F. Early by Warranty Deed from Mary T. Gill and David L. Gill of record in Book 5509, page 666, Register's Office for Davidson County, TN

TRACT 2:

BEING the northerly portion of Lot No. 32, Block "A", on the Plan of Home Acres (Revised) by Blanchard and Parrish, Engineers, and more specifically described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 624 Larkin Springs, Madison, TN 37115 (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 our hand s this 2nd day of July, 2003

Maurice Early
Maurice Early

Linda F. Early
Linda F. Early

Davidson County DEEDWARR
Recvd: 07/08/03 14:26 3pgs
Fees:18.00 Taxes:517.63

20030708-0093812

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 Maurice Early and wife, Linda F. Early

the bargainor, 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 Goodlettsville, Tennessee, this 2nd day of July 2003.

Commission expires

Notary Public

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING at a point in the westerly margin of Larkin Springs Road, said point being the northeasterly corner of a tract conveyed to Maurice Early, et. ux., of record in Book 5500, Page 228 Register's Office for Davidson County, Tennessee, and said point being northwardly 417.60 feet, more or less from the northerly margin of Neely's Bend Road, thence northwestwardly 213.0 feet to a point in the line between Lot 31 and Lot 32; thence with the line of Lot 31, eastwardly 209.5 feet to a point in the westerly margin of Larkin Springs Road; thence with said margin of Larkin Springs Road southwardly 45 feet to the point of beginning.

BEING the same property conveyed to Maurice Early and wife, Linda F. Early by Warranty Deed from Mable G. Jensen, a single woman of record in Book 5718, page 706, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.