Davidson County DEEDWARR
Recvd: 07/14/03 09:06 2pgs
Fees:13.00 Taxes:240.50
20030714-0097705

Instrument Prepared By:

File #: R02135

First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of July, 2003, by and between Larrick Properties, Inc., party of the first part, and Lola Margaret Hackney party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 072.11-0-450.00, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 10, on the Plan of Riverside Drive Subdivision, as shown by plat of record in Plat Book 974, Pages 60-61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to the grantor herein by Deed from Larrick Properties, Inc., of dated July 2, 2003, and recorded _____, in instrument No. _____, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Larrick Properties, Inc. by Warranty Deed from Dorothy Lawrence, unmarried, dated 05/22/03, recorded 06/04/03, as Document No. 200306040077029, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that s/he is lawfully seized in fee of the aforedescribed real estate; that s/he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto s/he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Larrick Properties, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness by hand, at office, this 2nd day of July, 200

Notary Public

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 2nd day of July, 2005.

Notary Public

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
NEW OWNER
1911 Riverside Drive
Nashville, TN 37216