This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 08/21/03 16:43 3pgs
Fees:17.00 Taxes:0.00
20030821-0121862

WARRANTY DEED

TITLE OF DOCUMENT

851336

When recorded mail to:
Home Connects
100 Lakeside Drive, Horsham, PA 19044

MAIL TAX STATEMENT TO:
Gary & Jo-Ann Larson
3767 Bianco Road
Joelton, TN 37080

MAP PARCEL NUMBERS:

Map/Parcel: 29-00-377

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Gary F. Larson, a married man, and joined by his wife Jo-Ann Larson has this day bargained and sold, and does hereby transfer and convey unto the said Gary F. Larson and Jo-Ann Larson, husband and wife as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Gary F. Larson, by Deed from Bennett L. Curtis of record in Book 11679, Page 262, said Register's Office.

This is unimproved ( ) property known as 3767 Bianco Road, Joelton, Tennessee 37080
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 this 28 day of May, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary F. Larson

Gary F. Larson

Jo Ann Larson

Jo-Ann Larson

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Ann Kendall, a Notary Public in and for said County and State, **Gary F. Larson** and **Jo-Ann Larson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at SunTrust Bank this 28th day of May, A.D., 2003.

NOTARY STAMP/SEAL

Ann Kendall

NOTARY PUBLIC

Notary Commission Expires:

ANN KENDALL
Notary Public, Notary Seal
State of Tennessee
My Commission Expires March 27, 2004

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me this the _____day of _____, 20_____

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 11679, PAGE 262, ID# 29-00-377, BEING KNOWN AND DESIGNATED AS:

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 29, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY U.S. HIGHWAY 41-A ON THE WEST, BIANCO ROAD ON THE NORTH, JOHN BUTLER ON THE EAST AND WILLIAM GRAVES AND GARY BENNETT ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 1 ON THE PLAN OF CURTIS-HUDGENS SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE EASTERLY MARGIN OF THE CLARKSVILLE HIGHWAY AND THE SOUTHERLY MARGIN OF BIANCO ROAD; BEING THE NORTHWEST CORNER OF LOT 1; THENCE WITH THE SOUTHERLY MARGIN OF BIANCO ROAD, NORTH 75 DEGREES 57 MINUTES 04 SECONDS EAST, 77.11 FEET TO IRON PIN; THENCE CONTINUING WITH SAID MARGIN AND A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 03 DEGREES 33 MINUTES 43 SECONDS AND A RADIUS OF 2401.65 FEET) A DISTANCE OF 149.31 FEET TO AN IRON PIN; THENCE, CONTINUING SAID MARGIN NORTH 72 DEGREES 23 MINUTES 21 SECONDS EAST, 80.23 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN SOUTH 10 DEGREES 34 MINUTES 52 SECONDS EAST, 196.48 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 21 MINUTES 11 SECONDS WEST 167.31 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 14 MINUTES 56 SECONDS EAST, 130.76 FEET TO AN IRON PIN; THENCE, NORTH 78 DEGREES 57 MINUTES 54 SECONDS WEST, 15.54 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF CLARKSVILLE HIGHWAY; THENCE, WITH SAID MARGIN, NORTH 14 DEGREES 42 MINUTES 43 SECONDS WEST, 76.49 FEET TO THE POINT OF BEGINNING, CONTAINING 40.517.092 SQUARE FEET OR 09.930 ACRES.