PREPARED BY (AND RETURN TO):

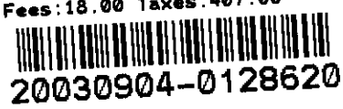
WILKINS & IVEY
Attorneys At Law

Parkland Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: GJ Title No: 44471

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/04/03 13:16 3pgs
Fees:18.00 Taxes:407.00



20030904-0128620

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas D. Larson Misty Lynn Larson 1907 Holly Street Nashville, Tennessee 37206	Same

TAX MAP-PARCEL NUMBERS: 083-14-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lutie C. Qualls**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas D. Larson and spouse, Misty Lynn Larson** 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. 21 on the Plan of Richardson Place of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lot no. 21 fronts 60.0 feet on the northerly margin of Holly Street and extends back between parallel lines 172.0 feet to a dead line in the rear.

Being the same property conveyed to Colonel E. Qualls and wife, Izora Qualls by deed from Robert L. Qualls and wife, Lutie C. Qualls of record in Book 1449, page 584, said Register's Office. The said Izora Qualls died, and the said Colonel E. Qualls subsequently died leaving as his only heirs at law and sole surviving devisees Robert Lee Qualls, Bessie Qualls Tomlin, Dorothy Qualls Unger and Thelma Qualls Jones. By Deed of Record in Book 5477, page 826, Registers Office for Davidson County, Tennessee. Bessie Qualls Tomlin, Dorothy Qualls Unger and Thelma Qualls Jones conveyed their three-fourths undivided interest in subject property to Robert Lee Qualls and wife, Lutie C. Qualls. The said Robert Lee Qualls has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 135, said Register's Office.

This instrument is executed on behalf of Lutie C. Qualls by Cathy Zaborowski as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1907 Holly Street, Nashville, Tennessee 37206

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 23rd day of May, 2003 .

Lutie C. Qualls
By: Cathy Zaborowski
Attorney-in-fact

Lutie C. Qualls By: Cathy Zaborowski, Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $110,000.00

Misty L. Larson
Affiant

Sworn and subscribed before me this 23rd day of May, 2003

Sarah Richardson
Notary Public

My Commission Expires: Mar 31 2007

SARAH RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Cathy Zaborowski** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lutie C. Qualls** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennesaee, this 23rd day of May, 2003

Sarah Richardson
Notary Public

My Commission Expires: Mar. 31 2007

SARAH RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Lutie C. Qualls

TO: Thomas D. Larson and spouse, Misty Lynn Larson

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Cathy Zaborowski, Affiant

Sworn to and subscribed before me this

23rd day of May, 2003

Sarah Richardson
Notary Public

My Commission Expires: Mar. 31 2007

SARAH RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007