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 $ 36,500.00

Larry D Hughes
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF December, 2003.

Elizabeth A Hodges
NOTARY PUBLIC

My Commission expires: 2-18-05

THIS INSTRUMENT PREPARED BY		
TOM EDMONDSON, 800 Broadway, Nashville, TN 37203		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Larrick Properties, Inc. (NAME)	SAME (NAME)	83-1-200
800 Broadway, 2nd Floor (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (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~~ I, Patricia Commers, unmarried

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

Larrick Properties, Inc.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 12/29/03 08:29 3pgs
Fees:18.00 Taxes:135.05
20031229-0182834

unimproved ( )
This is improved (X) property, known as 1012 Granada Ave. (House Number) (Street) Nashville (City) TN (State) 37206 (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 18th day of December ~~XXXX~~ 2003

Patricia Commers
PATRICIA COMMERS

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 Patricia Commers, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of December, 2003

My Commission expires: 7/24/2004

Katherine A. Wheaton
Notary Public

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

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, 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 _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J.G. Grissom's Grand Avenue Addition of record in Book 974, page 35, Register's Office for said County, and designated as "Hackette" property on the Map of Granada Place, of record in Book 3106, page 34, said Register's Office. and described as follows:

Beginning at a concrete monument at the intersection of the southerly margin of Granada Avenue and the easterly margin of Granada Court, said monument also being the northwesterly corner of the Hackette property as shown on the plan of Granada Place, of record in Book 3106, page 34, said Register's Office; thence with the easterly margin of said court, South 2 deg. 55 minutes West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, southwardly 15.0 feet to a concrete monument at the northwesterly corner of Lot No. 4, Granada Place; thence, with the northerly line of said lot South 87 deg. 05 minutes East 61.0 feet to a concrete monument in the westerly line of the Oakmont Development Company Property; thence, with Oakmont's westerly property line, North 2 deg. 55 minutes East 115.0 feet to a point on the southerly margin of Granada Avenue; thence, with said margin, westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to Patricia Commers, unmarried, by deed from Richard Wallace, unmarried, of record in Book 7598, page 953, Register's Office for Davidson County, Tennessee.