OLD REPUBLIC
National Title Insurance Company
344[illegible]
Nashville, Tennessee 37219



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,395.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF FEBRUARY, 19 2004

NOTARY PUBLIC

My Commission expires: 5/28/2006

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:
Celeste Howell (NAME)	SAME (NAME)	42-4-15
1007 Highland Circle (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (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~~xxxx

Larrick Properties, Inc., a Tennessee corporation

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

Celeste Howell

hereinafter called the **GRANTEES**, their 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. 87 on the Map of Primrose Acres, as of record in Book 2663, page 106, Register's Office for said County, to which plan is hereby made for a more complete description.

Being the same property conveyed to Larrick Properties, Inc. by deed of record in Instrument No. 20031013-0151439, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

This is unimproved ( ) improved (XX) property, known as 1007 Highland Circle (House Number) (Street) Madison (City) TN (State) 37115 (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 February, 19 2004.

LARRICK PROPERTIES, INC.

BY: Larry D. Hughes

Larry D. Hughes, President

Davidson County DEEDWARR
Recvd: 02/23/04 08:31 2pgs
Fees:13.00 Taxes:367.75

20040223-0020007

INDIVIDUAL ACKNOWLEDGMENTS:

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

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

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 DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Larry D. Hughes, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Larrick Properties, Inc., the within named bargainor, a corporation (or partnership), and that he, 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 him self as such officer (or partner).

Witness my hand and official seal at office this 18th day of February A. F., 19 2004

My Commission expires:
9-24-05

Cynthia Fontaine
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.