Davidson County DEEDWARR
Recvd: 04/05/04 08:33 2pgs
Fees:13.00 Taxes:356.68

20040405-0037834

WARRANTY DEED

G-CB-04-0301

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,400.00

James T. Riley
Affiant

Subscribed and sworn to before me this 31st DAY OF March, 2004.

E. Dwayne Lannom
Notary Public

MY COMMISSION EXPIRES: 8 Jul 05
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Riley	Countrywide Home Loans	
301 McCall	(NAME) 2021 N. Gallatin Rd Ste 292	133-2-334
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN T. LARKINS AND WIFE, LOUISE H. LARKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES T. RILEY UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 15 on the Plan of the McLester Addition to Nolen Heights of record in Plat Book 421, page 92, Regsiter's Office for said County.

Said Lot Number 15 fronts 50 feet on the southerly side of McCall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John T. Larkins and wife, Louise H. Larkins by Warranty Deed dated May 22, 1075 and filed for record on May 22, 1975 in Book 4915, page 72, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 92, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 301 McCall, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2004.

John T. Larkins by Power of Attorney Jesse C. Kyle
John T. Larkins

E. Louise Larkins
Louise H. Larkins
by Power of Attorney
Jesse C. Kyle

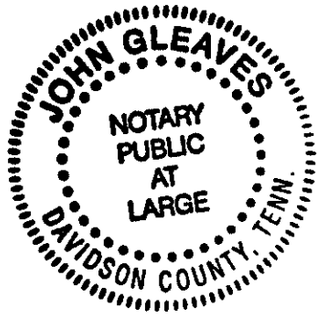
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jesse C. Kyle, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of John T. Larkins and acknowledged that he/she executed the same as the free act and deed of the said John T. Larkins, by Power of Attorney as of record in Instrument#20040331-0035940, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



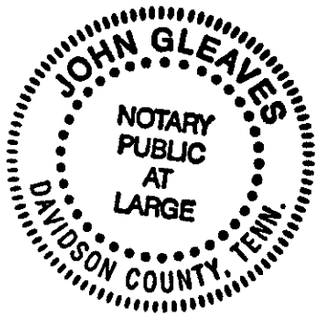
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jesse C. Kyle, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Louise H. Larkins and acknowledged that he/she executed the same as the free act and deed of the said Louise H. Larkins, by Power of Attorney as of record in Instrument#20040331-0035925, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903