This Document prepared by:

PICK-UP

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Davidson County DEEDWARR
Recvd: 06/04/04 10:17 2pgs
Fees:13.00 Taxes:543.90
20040604-0065940

WARRANTY DEED

Name and Address of New Owners:

Luther E. Best
2833 Louise Russell Drive
Antioch, TN 37013

Send Tax Bills To:

Same

Map and Parcel No. 150-06-0

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LISA M. LARSON and spouse, ALAN L. LARSON,

hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby TRANSFER and CONVEY unto

LUTHER E. BEST,
hereinafter called Grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments, and appurtenances thereto, located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Lot No.34 on the Plan of Percy Priest Meadows Addition (Revised), Section Two, of Record in Plat Book 8250, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Lisa M. Larson and Alan L. Larson on June 30, 2000, of record in Book 9839 page 81, Register's Office for Davidson County, Tennessee which reference is hereby made for a complete and accurate description thereof. This is improved property known as 2833 Louise Russell Drive, Antioch, TN 37013. This is also the same property formerly known as 3136 High Rigger Drive, Antioch, TN 37013.

This conveyance is subject to the following:
All matters appearing on the plan of record in Book 8250, page 200, any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record, Register's Office, Davidson County, Tennessee.

This is improved property known as 2833 Louise Russell Drive, Antioch, Davidson County,

Tennessee.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE 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 HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID 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 this my hand this 20th day of May, 2004.

Lisa M. Larson

Alan L. Larson

State of Tennessee
County of Davidson

On this the 30th day of January, 2004, before me personally appeared Lisa M. Larson and Alan L. Larson, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing document, and who acknowledged the execution of the same to be their free act and deed.

Witness this my hand and official seal.

My commission expires on 9-13-04

Notary Public

State of Tennessee
County of Davidson

The actual consideration or consideration, whichever is greater, for this transfer is $ 147,000.00
Witness this my hand and official seal.

Affiant

My commission expires on 9-13-04

Notary Public