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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2004.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEASLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/28/04 08:03 2pgs
Fees:13.00 Taxes:1202.50
20040728-0089897

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marcene E. Larkin
26 Bridlington Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160-11-0-A-055.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry A. Goss and wife, Carolyn F. Goss** hereinafter referred to as Grantors, hereby transfers and conveys to **Marcene E. Larkin, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry A. Goss and wife, Carolyn F. Goss by Warranty Deed from Homes by Heritage, Inc., a Tennessee Corporation of record in Book 7707, page 622, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6730, Page 329, amended in Book 6892, page 540, amended in Book 6925, page 268, corrected in Book 6948, page 268, and amended in Book 7269, page 387, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6728, Page 673, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7597, Pages 691, 695, 723, and 728, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 26 Bridlington Court, Brentwood, Tennessee 37027.

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, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the 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 my hand this 26th day of July, 2004.

Larry A. Goss

Carolyn F. Goss

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 Larry A. Goss and wife, and Carolyn F. Goss, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2004.

Notary Public

My Commission Expires: 11/2006

10996-BP