WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 78,500.00.**

Larry D. Hughes
AFFIANT / GRANTOR

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 17TH DAY OF **AUGUST, 2004.**

Carmen Coats
NOTARY PUBLIC

MY COMMISION EXPIRES 3/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Ernest B. McKnight, Jr.	**America's Wholesale Lender**	**083-01-0-200.00**
1012 Granada Avenue	**750 Old Hickory Blvd, Ste 180**	
Nashville, TN 37206	**Brentwood, TN 37027**	

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

Larrick Properties, Inc., a Tennessee Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Ernest B. McKnight, Jr., an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Larrick Properties, Inc., a Tennessee Company

By: Larry D. Hughes
Larry D. Hughes

Title: President

Davidson County DEEDWARR
Recvd: 08/24/04 14:40 3pgs
Fees:18.00 Taxes:288.60
20040824-0102267

(✓) Improved
This ( ) Unimproved property is known as: **1012 Granada Avenue**
Nashville, TN 37206

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 we do not 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 ever 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 17TH day of **AUGUST, 2004.**

Larrick Properties, Inc., a Tennessee Company

By: Larry D. Hughes
Larry D. Hughes

Title: President

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Larry D. Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **president** (or other officer authorized to execute the instrument) of **Larrick Properties, Inc.**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **president** (or other authorized officer).

Witness my hand and official seal at MADISON, TENNESSEE

This 17TH day of **AUGUST, 2004.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

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 Warranty Deed from Richard Wallace, unmarried, dated 07-12-88 and filed for record 07-14-88, in Book 7598, page 953, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Larrick Properties, by Warranty Deed from Patricia Commers, unmarried, dated 12-18-03 and filed for record 12-29-03 in Instrument No. 20031229-0182834, Register's Office for Davidson County, Tennessee.