RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

Subscribed and sworn to before me,
This 20th day of August, 2004.

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 08/24/04 13:44 2pgs
Fees:13.00 Taxes:332.63
20040824-0102341

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner	Send Tax Bills to:	Map-Parcel
Karen L. Larkin	Cumberland Bank South	147-16-A-31
131 McMurray Circle	810 Crescent Centre Drive	
Nashville, TN 37211	Suite 320	
	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mary S. Broadus, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karen L. Larkin, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain Unit in Davidson County, Tennessee being Lot No. 31 on the Plan of McMurray Court, a de minimus Planned Unit Development, of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mary S. Fuqua, unmarried by deed from Barbara Ann Parrish, unmarried of record in Book 9483, Page 260, Register's Office for Davidson County, Tennessee. Said Mary S. Fuqua having since married and is now known as Mary S. Broadus.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 6250, Page 230, Revised in Plat Book 6606, Page 144, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 6446, Page 539, amended in Book 6481, Page 849, Book 7738, Page 23 and Book 8631, Page 850; Charter of the Homeowner's Association of record in Book 6468, Page 197 amended in Book 7529, Page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as 131 McMurray Circle Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of August, 2004

Mary S. Broadus

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kirk C. Waite, a Notary Public in and for the said County and State, personally appeared Mary S. Broadus the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 20th day of August, 2004.

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 27, 2004

Notary Public

MY COMMISSION EXPIRES _____