WARRANTY DEED

P-MR-05-6409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2005.

MY COMMISSION EXPIRES: 5-2-2007

(AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl D. Larson	NEW OWNER	
6409 Cloverbrook Drive	Davidson County DEEDWARR Recvd: 05/03/05 13:15 2 pgs Fees:13.00 Taxes:1054.13	171-7-26
(ADDRESS)	20050503-0049286	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we *ROGER MYERS, MARRIED , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL D. LARSON AND MARY LARSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ***Equity Trust Company custodian of the Individual retirment account of***

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Cloverland Acres, Section 2, of record in Book 4460, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Roger Myers, by Deed from William Filipiak and wife, Misti R. Filipiak, dated October 15, 2004, of record in Instrument No. 20041018-0124997 as re-recorded in Instrument No. 20050121-0007935, *** Register's Office for Williamson County, Tennessee.

Subject property has never been the primary residence of the Grantor or his spouse.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

****Equity Trust Company Custodian of Individual retirement account of***

***** and re-recorded in Instrument #20050426-1418563,***

unimproved ( )
This is improved (X) property, known as 6409 Cloverbrook Drive, Brentwood, Tennessee 37027
(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 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 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/our hand(s) this 22nd day of April, 2005.

Equity Trust Company custodian
of Individual retirement account of:
Roger Myers

~~Roger Myers~~ By Gail Pribanic

225 Burns Road • Elyria, OH 44036

Gail Pribanic

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF ~~Williamson~~ LORAIN

MARJORIE E. DALEY

I, ~~Carol T. Baker~~, a Notary Public of the County and State first above written, do hereby certify that ~~Roger Myers~~ GAIL PRIBANIC AGENT personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~22~~ 14TH nd day of April, 2005.

Marjorie E. Daley

Notary Public

My Commission Expires: 03-27-07

(SEAL)

MARJORIE E. DALEY
Notary Public
In and for the State of Ohio
My Commission Expires
March 27, 2007

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800