03

Rudy Title 48-A

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James C. Larsen
2581 Devon Valley Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

MORTGAGEE:
Countrywide Home Loans, Inc.

MAP	**142-16**
GROUP	**F**
PARCEL	**4.00**

Davidson County DEEDWARR
Recvd: 10/03/05 10:49 2 pgs
Fees:13.00 Taxes:969.40
20051003-0118328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan E. Adkins and A. E. Adkins, as joint tenants with right of survivorship,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **James C. Larsen and Anne V. Parman**, hereinafter called the "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. 56 on the Plan of Devon Valley, Phase II, of record in Plat Book 7900, page 563, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan E. Adkins and A. E. Adkins, as joint tenants with right of survivorship by deed from Great Southern Homes of Tennessee, Inc. of record in Book 10190, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2581 Devon Valley Drive, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **26th** day of **September, 2005.**

Susan E. Adkins

Susan E. Adkins

A. E. Adkins by Susan E. Adkins

A. E. Adkins by Susan E. Adkins as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan E. Adkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **A. E. Adkins**, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **A. E. Adkins** as his free act and deed..

WITNESS my hand and official seal this 26th day of September, 2005.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $262,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 2/22/2009

DIANNE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN