THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/10/06 09:41 2 pgs
Fees:13.00 Taxes:173.90
20060110-0003388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN M. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Christopher Larkin		MAP 168
400 Avoca Avenue #B4 ~~Lot 98 Highway 100~~	Same	PARCEL 98
Nashville, TN 37203 ~~37221~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Doris Ursery**

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

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:

See Attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to Kenneth Ursery and wife Dorothy Ursery by deed of record in Book 3135, page 289, said Register's Office, Davidson County, Tennessee. The said Kenneth Ursery having since died.

This is **(X)** UNIMPROVED

() IMPROVED property known as **Lot 98 Highway 100, Nashville, TN 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 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 hand this the 9th day of January, 2006.

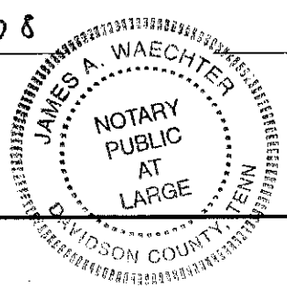
Doris Ursery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doris Ursery** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2006.

My Commission expires 1-26-08



Notary Public

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING SOUTH OF STATE HIGHWAY 100 IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY STATE HIGHWAY 100 ON THE NORTH; SHARON K. JOHNSON AND EMMETT WAYNE CLEM ON THE EAST; STEPHEN R. JOHNSON ON THE SOUTH; HINTON C. JONES, JR. ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 (33' FROM THE CENTER (LOCATED S10°15'50"E 7.78' FROM AN EXISTING IRON PIN, THE NORTHEAST CORNER OF HINTON C. JONES, JR. (REF. DEED BOOK 10039 PAGE 29 R.O.D.C.) THENCE LEAVING JONES AND WITH THE RIGHT OF WAY OF STATE HIGHWAY 100, N65°33'06"E 41.12' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF SHARON K. JOHNSON (REF. INSTRUMENT#20010501 PAGE 43821 R.O.D.C.); THENCE LEAVING STATE HIGHWAY 100 AND WITH JOHNSON'S WEST LINES S02°00'52"E 129.96' TO AN IRON PIN SET; THENCE S20°10'21"W 165.00' TO AN EXISTING BOX BEAM; THENCE WITH JOHNSON'S SOUTH LINE N77°48'56"E 180.18' TO AN EXISTING IRON PIN IN THE WEST FENCE LINE OF EMMETT WAYNE CLEM (REF. DEED BOOK 6023 PAGE 245 R.O.D.C.);THENCE LEAVING JOHNSON AND WITH CLEM'S WEST LINE S04°53'53"E 255.36' TO A FENCE CORNER IN THE NORTH LINES OF STEPHEN R. JOHNSON (REF. DEED BOOK 4782 PAGE 749 R.O.D.C.); THENCE LEAVING CLEM AND WITH JOHNSON'S NORTH LINE FOLLOWING GENERALLY A FENCE S06°35'10"W 72.29' TO AN EXISTING IRON PIN AT AN IRON STAKE; THENCE S62°36'03"W 339.32' TO AN IRON PIN SET IN THE FENCE; THENCE S72°09'16"W 84.66' TO AN EXISTING IRON PIN AT AN IRON STAKE, THE SOUTHEAST CORNER OF THE AFOREMENTIONED HINTON C. JONES, JR.; THENCE LEAVING JOHNSON AND WITH JONES' EAST LINES N20°10'21"E 661.90' TO AN EXISTING IRON PIN; THENCE N10°15'50"W 118.65' TO THE POINT OF BEGINNING, CONTAINING 2.68 ACRES, MORE OR LESS, AND BEING THE REMAINDER OF KENNETH URSERY AND DOROTHY URSERY PROPERTY FROM TENNIE URSERY AS RECORDED IN DEED BOOK 3135 PAGE 289 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED NOVEMBER 10, 2005.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.