# WARRANTY DEED

AT-20060058

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of March, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**330 MALLORY STATION RD, A-1**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Tomaris Hambrick | SAME | 119-07-0 126.00 |
| 4277 October Woods Drive | | |
| Antioch, TN 37013 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James R. Larkin, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tomaris Hambrick, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 7 on the Plan of Glenrose Acres of record in Plat Book 3842, page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Larkin, unmarried from Clarence Summey by Warranty Deed dated August 26, 2002 and recorded September 15, 2002 in Instrument #20020916-0112166, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 2524 Glenrose Avenue, Nashville, TN 37210.

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 29th day of March, 2006

James R. Larkin

Davidson County DEEDWARR
Recvd: 04/05/06 14:33 1 pgs
Fees:13.00 Taxes:384.80
20060405-0039218

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named James R. Larkin , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of March, 2006.

Notary Public

My Commission Expirers: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY