WARRANTY DEED

G-VRE-07-1200

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,470.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lars Erik Larsen	NEW OWNER (NAME)	
1200 Ashwood Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-13-48

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNETTE STREAN CORNELIUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARS ERIK LARSEN, 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: *unmarried **joined by her husband, Kirk Cornelius

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 350 ON THE PLAN OF RESUBDIVISION-PART OF BELMONT LAND CO. SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED BY A SURVEY OF JOHN KOHL AND COMPANY, DATED OCTOBER 20, 1998, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ASHWOOD AVENUE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF COLIN A. WALKER PROPERTY, OF RECORD IN BOOK 5838, PAGE 53, SAID REGISTER'S OFFICE AND RUNNING EASTWARDLY WITH SAID NORTHERLY MARGIN OF ASHWOOD AVENUE, 23.62 FEET, MORE OR LESS, TO A CURVE; THENCE, NORTHEASTWARDLY AROUND SAID CURVE, 40.61 FEET TO A POINT IN THE WESTERLY MARGIN OF 12TH AVENUE SOUTH, FORMERLY KNOWN AS GRANNY WHITE PIKE OR MIDDLE FRANKLIN PIKE; THENCE, NORTHWARDLY WITH SAID WESTERLY MARGIN OF 12TH AVENUE SOUTH 104.67 FEET, MORE OR LESS, TO A CURVE; THENCE, AROUND SAID CURVE NORTHWESTWARDLY 30.33 FEET TO A POINT IN THE SOUTHERN MARGIN OF AN ALLEY; THENCE, WESTWARDLY WITH SAID ALLEY 28.05 FEET, MORE OR LESS, THENCE, WESTWARDLY WITH SAID ALLEY 28.05 FEET, MORE OR LESS, THENCE, SOUTHWARDLY WITH THE COLIN A. WALKER PROPERTY 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNETTE STREAN CORNELIUS BY WARRANTY DEED FROM RONNIE LITTLEJOHN, UNMARRIED, RECORDED ON THE 31ST DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030331-0042092 RE-RECORDED AT INSTRUMENT NO. 20031014-0151921, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KIRK CORNELIUS JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY. KIRK CORNELIUS JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 71, and Instrument Number 20020429-0052244, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1200 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/28/07 12:58 2 pgs
Fees:13.00 Taxes:852.74

20070228-0024739

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of February, 2007.

Annette Strean Cornelius By:
Annette Strean Cornelius

Attorney-in-fact

Kirk Cornelius
Kirk Cornelius

By:

Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of February, 2007, Barbara Moutenot to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as the attorney-in-fact for Annette Strean Cornelius and Kirk Cornelius, and who acknowledged that she executed the same on their behalf for the purposes therein contained as such attorney-in-fact.

Witness my hand and official seal, this the 23rd day of February, 2007.

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903