THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26445-03-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $327,000.00. X _____ Affiant Subscribed and sworn to before me this 30th day of April, 2007. _____ Notary Public My Commission Expires: My Commission Expires NOV. 24, 2007

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jason M. and Amy M. Larkin 5231 Kincannon Drive Nashville, TN 37220	**Send Tax Bills To:** Bank of America P.O. Box 9000 Getzville, NY 14068-9000	**Tax Information:** Map and Parcel No.: 160-04-0-115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David W. Stewart and wife, Kathy L. Stewart**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason M. Larkin and wife, Amy M. Larkin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5231 Kincannon Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2007.

David W. Stewart

Kathy L. Stewart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David W. Stewart and Kathy L. Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/04/07 14:16 2 pgs
Fees:13.00 Taxes:1209.90

20070504-0053942

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brentview Hills, as of record in Plat Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Stewart and wife, Kathy L. Stewart by deed dated September 26, 1997, from Jane C. Hickerson, unmarried, of record in Book 10628, page 12, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6835, page 545, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee.