THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/02/07 13:41 2 pgs
Fees:13.00 Taxes:1030.45

20070702-0078752

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***278,500.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2007.

Notary Public

My Commission Expires: 9-21-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
John C. Larkin 7339 Rolling River Parkway Nashville, Tennessee 37221	SAME	MAP 141-5-0-A PARCEL 047.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Eight Thousand Five Hundred and 00/100 Dollars ($***278,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Mark Holloran and wife, Rae Holloran, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto John C. Larkin and wife, Kimberly J. 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:

BEING Lot No. 25 on the Plan of Section 1, Rolling River Estates, as recorded in Plat Book 4860, page 27, 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 Mark Holloran and wife, Rae Holloran, by deed from James E. Clark and wife, Marcia A. Clark, dated February 28, 1995, and of record in Book 9611, page 311, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7339 Rolling River Parkway, 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.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Section 1, Rolling River Estates, of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of June, 2007.

Mark Holloran

Rae Holloran

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 Mark Holloran and Rae Holloran, the bargainors, 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 and official seal this 29th day of June, 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY