WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 412,500.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 22nd day of August, 2007

Notary Public

Printname: JOSEPH V. FERRELLI

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/07 12:46 2 pgs
Fees:13.00 Taxes:1526.25
20070824-0101650

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMES BY LARSSON INC 2204 SADLER AVENUE NASHVILLE, TN 37210	SAME	130-11-0-105

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLLEEN KERRIGAN, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMES BY LARSSON, INC.,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to: (1) Davidson County taxes for 2007, a lien, but not yet due and payable; and (2) all matters shown on the Plan of record in Plat Book 1424, page 25, said Register's Office.

This is ☒ improved unimproved property, known as 4515 Beacon Drive, Nashville TN 37215.

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 seised 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 singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of August, 2007.

Colleen Kerrigan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared **Colleen Kerigan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and seal this the 22nd day of August, 2007.

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Ernest B. Williams IV

My Commission Expires MAY 24, 2008

My Commission Expires: 05/24/08

EXHIBIT A
LEGAL DESCRIPTION

Formal Address 4515 Beacon Drive
Nashville, TN 37215

Map/Parcel: 130-11-0-105

Description:

Land in Davidson County, Tennessee, being the north 2.4 feet front and 5.5 feet rear of Lot No. 7 and all of Lot No. 8 of Block "S" on the Map of Tyne Meade, Section IV, of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 8 and part of Lot No. 7 adjoin and front together 118.9 feet on the easterly side of Beacon Drive and run back 375 feet on the north line of Lot No. 8 and 380 feet on the southerly line of part of Lot No. 7 to a dead line in the rear measuring 121.5 feet thereon.

Being the same property conveyed to COLLEEN KERRIGAN, AN UNMARRIED WOMAN, by deed from GEORGE W. HATTAWAY AND WIFE, PAMELA ANN HATTAWAY, (F/K/A PAMELA ANN WILLIAMS), of record as Instrument No. 20030414-0049105, dated April 10, 2003, said Register's Office. The said Colleen Kerrigan having since married.

Subject property has never been the marital residence of the GRANTOR.

RETURN TO:

_____
_____
_____