PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/24/07 09:36 3 pgs
Fees:18.00 Taxes:651.20

20071024-0125645

WARRANTY DEED

THIS INDENTURE is made and entered into this 19 day of October, 2007, by and between EARNEST RADFORD LARKINS, MARRIED, and JAMES TIMOTHY LARKINS, MARRIED and JAMES TIMOTHY LARKINS, EXECUTOR OF THE ESTATE OF THELMA H. LARKINS, DECEASED, hereinafter called Grantors, and JOSHUA L. DARNELL and LORI A. DARNELL, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EARNEST RADFORD LARKINS, MARRIED, and JAMES TIMOTHY LARKINS, MARRIED and JAMES TIMOTHY LARKINS, EXECUTOR OF THE ESTATE OF THELMA H. LARKINS, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto JOSHUA L. DARNELL and LORI A. DARNELL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 904 SUN VALLEY DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors hereby certify the subject property is, nor has ever been, marital property and their spouses have no interest whatsoever in the property, marital or otherwise.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER: Ernest Radford Larkins by his attorney in fact James Timothy Larkins

EARNEST RADFORD LARKINS
Signature of Seller

JAMES TIMOTHY LARKINS
Signature of Seller

JAMES TIMOTHY LARKINS, EXECUTOR OF THE ESTATE OF THELMA H. LARKINS, DECEASED
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19TH day of October, 2007 before me personally appeared **JAMES TIMOTHY LARKINS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **EARNEST RADFORD LARKINS**, and acknowledged that he executed the same as the free act and deed of the said **EARNEST RADFORD LARKINS**, pursuant to that certain Specific Power of Attorney, of record in Instrument Number 200710240125644, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 19TH day of October, 2007.

Notary Public

My Commission Expires: 6/24/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, JAMES TIMOTHY LARKINS, INDIVIDUALLY AND AS EXECUTOR OF THE ESTAE OF THELMA H. LARKINS, DECEASED, the within named bargainor, 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, at Madison, Tennessee, this 19th day of October, 2007.

Notary Public

My Commission Expires: 6/24/2008

Name and Address of Property Owner:
JOSHUA L. DARNELL AND LORI A. DARNELL
904 Sun Valley Dr.
Madison, TN 37115

Person Responsible for Taxes:
FRANKLIN AMERICAN MORTGAGE CO
501 CORPORATE CTR. DR., STE 100
FRANKLIN, TN 37067

Property Address: 904 Sun Valley Drive, Madison, TN 37115

Map & Parcel #: MAP 033 150, PARCEL 024.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $176,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Lori A Darnell
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 19th day of October, 2007.

NOTARY PUBLIC

My commission expires: 5/24/2008.

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

07-430J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 240 on the map of Primrose Acres Subdivision, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 173.0 feet on the southerly margin of Sun Valley Drive and extends back 238.8 feet on the west line and 242.0 feet on the east line to a dead line, measuring 239.0 feet thereon.

Being the same property conveyed to James H. Larkins and Thelma H. Larkins, by Deed from Thomas E. Bates and wife, Rebecca Anne Bates, of record in Book 4261, Page 226 and by Deed of Corrrection of record in Book 4411, Page 868, Register's Office for DAVIDSON County, Tennessee. The said James H. Larkins having since died on 12-18-97, and property vested by operation of law into Thelma H. Larkins, his surviving spouse. The said Thelma H. Larkins having since died on May 17, 2007, testate and unmarried, and by her last will and testament, which was submitted to the Probate Court for Daviosn County, Tennessee on July 3, 2007, Docket No. 07P1049, property was devised unto her two sons, Earnest Radford Larkins and James Timothy Larkins, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 033 150, PARCEL 024.00).

2. All matters as set forth on the Plan of record in Book 2900, page 71, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6255, page 638, Register's Office for DAVIDSON County, Tennessee.