PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027 Davidson County DEEDWARR Recvd: 11/21/07 10:13 2 pgs Fees:13.00 Taxes:499.50 20071121-0136258	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of November, 2007. Notary Public My commission expires: 1-26-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey Larson	**New Age Mortgage Company**	**142-14-C 023.00 CO**
2613 Spyglass Drive	**4156 Westport Road, Ste 207**	
Brentwood, CA 94513	**Louisville, KY 40207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Thorpe, a married man and David Childers, a married man *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Larson and wife, Jodie L. Larson

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:

Unit No. 8B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No.20060601-0064701, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James Thorpe and David Childers by Deed dated 5/26/2006 of record in Instrument No. 20060606-0066766 and by Deed of Correction of record in Instrument No. 20070516-0068466 from Steve Chaisson; being the same property previously conveyed to Steve Chaisson by Warranty Deed dated 06/01/2006 of record in Instrument No. 20060601-0064700 from Robert P. Ziegler, Trustee with full power to sell, transfer and convey without the joinder of any beneficiary, of record in Instrument No.20060601-0064700, Register's Office for Davidson County, Tennessee.

*** Grantors herein certify, under penalty of perjury that this property has never been the primary residence of herein grantors or their spouses.**

This is improved (__X__) Unimproved (____) property, known as **601B McPherson Court, Nashville, TN 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 16th day of November, 2007.

James Thorpe
By: David Childers, his Attorney in Fact

David Childers

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Childers**, the bargainor(s) 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 **16th** day of **November, 2007.**

Notary Public

My Commission Expires: 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **David Childers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **James Thorpe,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Thorpe, the within named bargainor(s) by the said **David Childers** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 16th day of November, 2007.

Notary Public

My commission expires 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY