THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11010036** Return To: 11001293 **Allegiance Title of TN, LLC** **278 Doug Warpoole Road** **Suite 317** **Smyrna, TN 37167**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $114,000.00. M McKinney Affiant Subscribed and sworn to before me, this January 31, 2011 Heather Lee Notary Public My Commission Expires: 8-24-13 Heather Lee State of Tennessee Notary Public Rutherford Co.

WARRANTY DEED

Address New Owner: Dustin Larkins 605 Philwood Drive Nashville TN 37214	Send Tax Bills To: First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 096 11 0 100.00

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, **Arturs E. Strauss, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Larkins,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a single person

Land in Davidson County, Tennessee, being Lot 604, CLOVERHILL, SECTION NO. VIII, as shown on plat of record in Plat Book 2331, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arturs E. Strauss, unmarried by Warranty Deed from Debora K. Call Elliott and Aaron A. Elliott, wife and husband, recorded on the 18th day of June, 2001 in Instrument No. 20010618-0064523, in the Register's Office of Davidson County, Tennessee.

Paula H. Strauss joins in this conveyance for the purpose of conveying any interest in said property, marital or otherwise

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION NO. VIII, as recorded in Plat Book 2331, Pages 10 and 11.

This is improved property located at 605 Philwood Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20110006805 DEEDWARR
Recvd: 02/02/11 13:51 2 pgs
Fees:13.00 Taxes:421.80
20110202-0009393

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 this 31st day of January, 2011.

Arturs E. Strauss

Paula H. Strauss
By Arturs E. Strauss, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arturs E. Strauss, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2011.

Notary Public

My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arturs E. Strauss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Paula H. Strauss, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Said Power of Attorney being recorded simultaneously herewith.

WITNESS my hand, at office, this 31st day of January, 2011.

Notary Public

My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011