BOOK 9675PG259

362393

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carleton E. McMullin and wife, and Beth B. McMullin 12821 Ridgehaven Road Little Rock, AK 72211	Same	Map 135-14-B Parcel 93
	2374 05/18 0101 03CHECK	427.86

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto CARLETON E. MCMULLIN and wife, BETH B. MCMULLIN ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 6 on a plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 939, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Grantor by deed of record in Deed Book 8519, page 915, said Register's Office.

This is unimproved property known as Lot 6, Ransom Place - Commercial Portion, Phase One, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heir and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this ____ day of May, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

By: _____
Title: President

IDENTIF. ↑ REFERENCE 006201 1

95 MAY 18 AM 10:21

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Henry C. McCall, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the president of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand, at office, this 17th day of May, 1995.

Notary Public

My Commission Expires:
3-22-97

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $112,123.00.

Affiant

Sworn to and subscribed before me this 17th day of May, 1995.

Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

1. 1995 taxes, a lien not yet due and payable.

2. All matters shown on Plat recorded in Book 7900, page 939, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, as amended by instrument of record in Book 9402, page 371, Book 9402, page 362, Book 9464, page 547, and Book 9653, page 148, said Register's Office, and in any allied instruments referred to in said restrictions.

4. Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instruments recorded in Book 8614, page 944, Book 8614, page 862, Book 8614, page 944, and Book 8744, page 648, and Book 7389, page 133, said Register's Office.

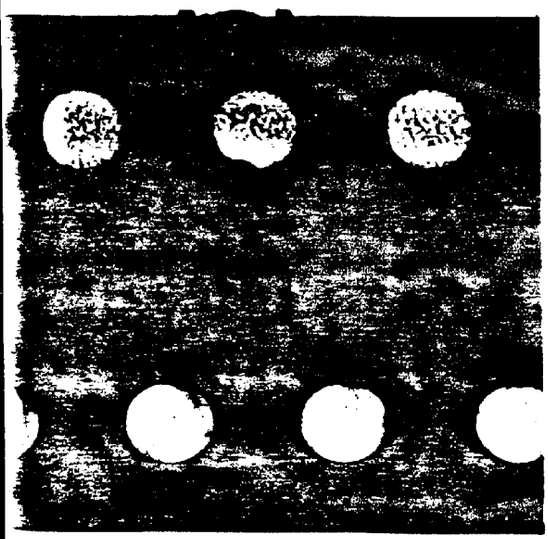
5. Easement(s) to The Electric Power Board, recorded in Book 2649, page 593, said Register's Office.

6. Covenants and Agreements as set forth in Book 9464, page 556.

7. Crossover Easement Agreement of record in Book 9402, page 353, as amended by Book 9402, page 360, said Register's Office.

8. Easement(s) set forth recorded in Book 9195, page 125, and Book 9653, page 153, said Register's Office.

9. Storm Water Detention Joint Maintenance Agreement of record in Book 6594, page 983, Book 6865, page 79, as assigned in Book 7193, page 239, Book 9195, page 132, said Register's office.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

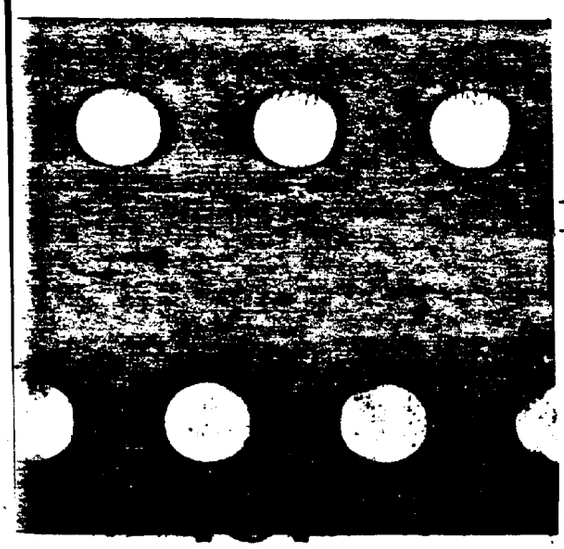
RECEIVED OF _____

FOR _____

BOOK 9675 PG 262

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 112123.00
CON TX 414.86
PRFEE 1.00
MDEED 12.00
TOTAL 427.86
CHECK 427.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAY 18 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0062011
IDENTIF. ↑ REFERENCE

No. 911739