BOOK 10174 PG 616

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael R. Lillicrap (NAME) | Castle Mortgage Corporation (NAME) | MAP 141-6 A |
| 7519 Dove Valley Drive (ADDRESS) | P. O. Box 12785 (ADDRESS) | PARCEL 18 CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35202-6785 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael F. McCulla and wife, Tonya G. McCulla

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Lillicrap and wife, Julie R. Lillicrap

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revised Section One, Poplar Ridge, of record in Book 7900, page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed with the above described property is an undivided interest in and to the general and/or restricted common areas and facilities of Revised Section One, Poplar Ridge, as said areas are set forth and defined in Restrictions of record in Book 8113, page 105, Bylaws of record in Book 8113, page 115, and Charter of record in Book 8233, page 501, said Register's Office.

Being the same property conveyed to Michael F. McCulla and wife, Tonya G. McCulla, by deed from Larry W. Woodard and wife, Shirley F. Woodard, of record in Book 9363, page 623, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 7519 Dove Valley Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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 GRANTEES, their 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 our hand s this 29th day of August 19 96

Michael F. McCulla

Tonya G. McCulla

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. McCulla and wife, Tonya G. McCulla

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 and official seal at Nashville, Tennessee, this 29th day of August, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

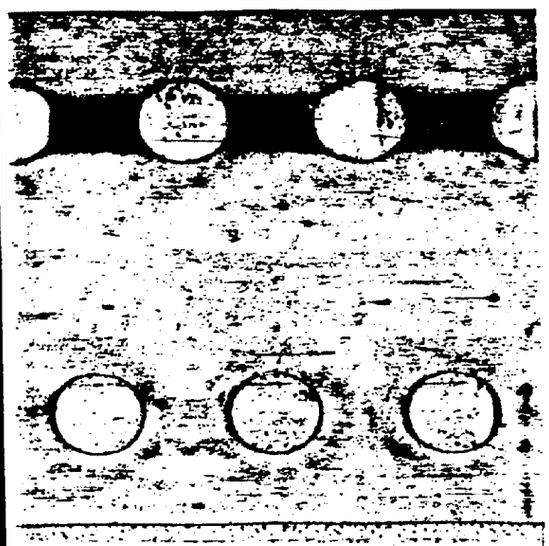
Notary Public

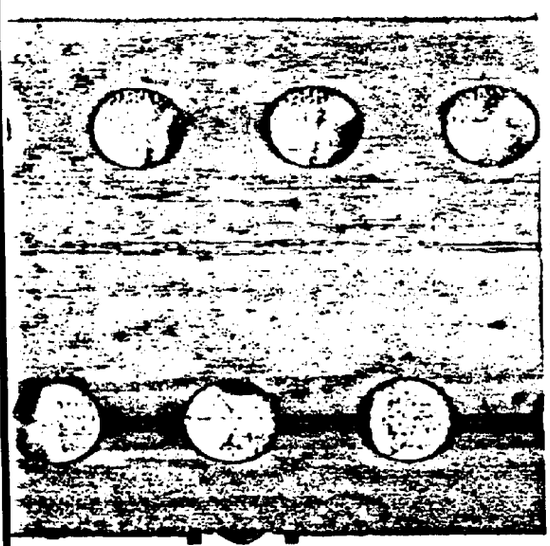


0220345
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3243 09/03 0101 03CHECK 440.05





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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 618

| | | |
|---|---|---|
| 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 | |
| | | | | 116500.00 |
| | | | CON TX | 431.05 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 440.05 |
| | | | CHECK | 440.05 |
| 09/03/96 | 01 | | 10:50 0001 | 3243 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0220345
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1025756