WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE BOOK 10290 PG 560
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Richard Marc Hulan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Marc Hulan (NAME) | Guaranty Trust Company (NAME) | MAP 112-00-0 |
| 8819 Old Charlotte Pike (ADDRESS) | P. O. Box 1218 (ADDRESS) | P/O PAR 044.00 |
| Pegram, Tennessee 37143 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP) | 9D-13835 |

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, Charles Hillard Hulan and wife, Gladys Marie Hulan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Marc Hulan and wife, Victoria L. Hulan and Cindy E. Birdwell, a single person

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 the ninth (9th) Civil District of Davidson County, Tennessee and lying on the southerly side of Old Charlotte Road or Pike, herein referred to as Tract 2 and being described according to a survey dated September 20, 1996, by Robert J. Morris, R.L.S. #748 as follows:

BEGINNING on an iron pin set on the southerly right of way of Old Charlotte Road or Pike, being the northeast corner of the herein described tract and the northwest corner of the Georgia Ann Fisher tract; thence running with the line of Fisher South 40 degrees 00 minutes 00 seconds East for a distance of 1033.21 feet to a 20 inch diameter beech tree, an existing corner; thence North 89 degrees 15 minutes 25 seconds West for a distance of 340.00 feet to an iron pin set; thence running with a severance line North 35 degrees 45 minutes 20 seconds West for a distance of 860.91 feet to an iron pin set on the right of way of Charlotte Road or Pike; thence running with the right of way of said road North 63 degrees 41 minutes 43 seconds East for a distance of 199.55 feet to the point of beginning, containing 5.00 acres more or less.

Being part of the same property conveyed to Charles Hillard Hulan and wife Gladys Marie Hulan, by deed from Randal Louis Williams and wife Vera Sholtz Williams, of record in Book 4634, page 557, Register's Office for said County.

Subject to restriction of record in Book 5265, page 39, said Register's Office.

unimproved ( )
is improved ( X ) property, known as 8819 Old Charlotte Pike, Pegram, Tennessee 37143
(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 6th day of December 19 96

Charles Hillard Hulan
Charles Hillard Hulan

Gladys Marie Hulan
Gladys Marie Hulan

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 Charles Hillard Hulan and wife, Gladys Marie Hulan

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 Goodlettsville, Tennessee, this 6th day of December, 1996.

Commission expires _____

_____
Notary Public

STEVEN G. LARGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 23, 2000

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 _____

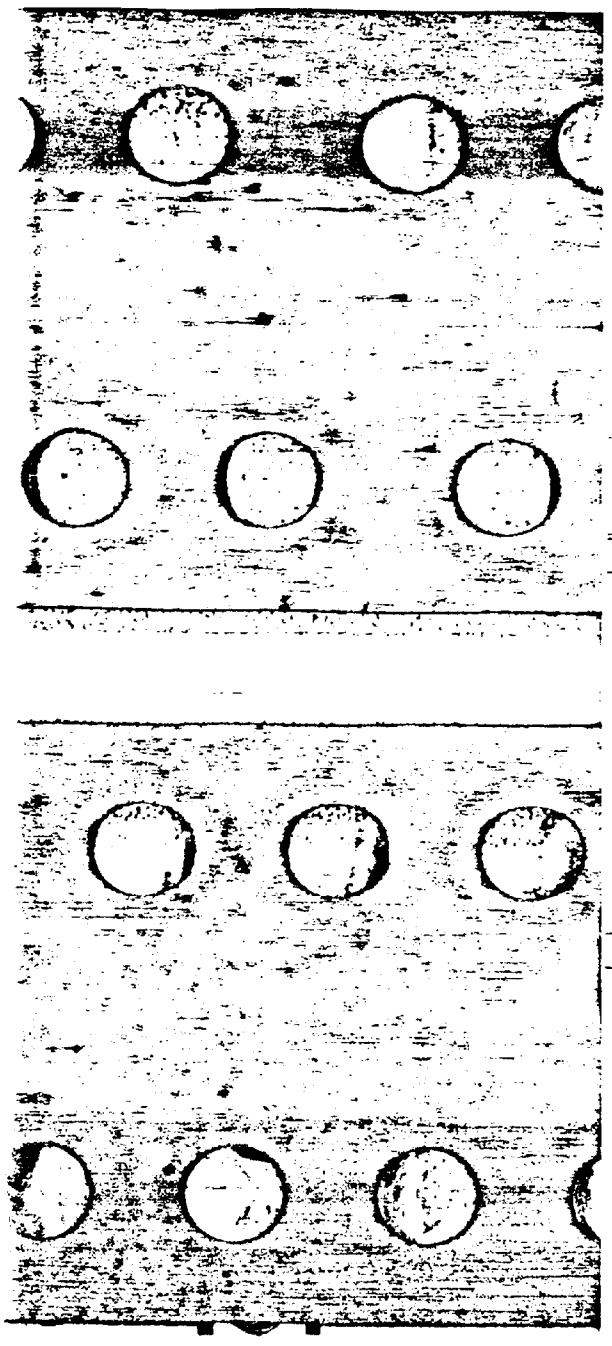
_____
Notary Public

IDENTIF. ↗ REFERENCE

96 DEC 16 AM 8:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5675 12/16 0101 03CHECK 360.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10290 PG 562

| | | |
|---|---|---|
| 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 | 95000.00 |
| | | | CON TX | 351.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 360.50 |
| | | | CHECK | 360.50 |
| 12/16/96 | 01 | | 08:30 0001 | 5675 |

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

0255821
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1098292