Bk 7361 (MAS)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 11/16/00 15:44 2pgs
Fees:11.00 Taxes:1069.88
20001116-0113798

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $289,157.59.

Affiant

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 24, 2001

Name and Address of New Owner:

Mark P. Cullum
2301 Cruzen Street
Nashville, Tennessee 37211

Send Tax Bills To:

New Owner

Street Address of Subject Property:

2301 Cruzen Street
Nashville, Tennessee 37211

Map and Parcel:

118-04-O-248.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUANA S. CAMPBELL,** a married person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **MARK P. CULLUM,** an unmarried person, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lots Nos. 213 and 214 in the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 213 and 214 front 50 feet each on the westerly side of Cruzen Avenue, and run back between parallel lines, 150 feet to an alley, Lot No. 214 running back with the southerly margin of Longview Street.

Being the same property conveyed to Juana S. Campbell by Warranty Deed from Travis Brothers, a Tennessee general partnership, of record in Book 9430, page 102, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to Metropolitan Nashville/Davidson County taxes for 2000 which have been prorated between the parties and

assumed by Grantee and any and all easements and/or rights of way for streets, roads and/or public utilities.

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 the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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.

James Campbell, the husband of Juana S. Campbell, joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the property.

WITNESS my hand this 1st day of August, 2000.

Juana S Campbell
JUANA S. CAMPBELL

James A Campbell
JAMES CAMPBELL

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 **JUANA S. CAMPBELL AND HUSBAND, JAMES CAMPBELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

My Commission Expires MAR. 21, 2004

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