Box 52

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/01 09:43 2pgs
Fees:11.00 Taxes:980.50

20010405-0033249

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. CULCLASURE, SR.	NEW OWNER	Map 117-2
(NAME)	(NAME)	
2912 Woodlawn Drive		Parcel 014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		7DA-03840
(CITY) (STATE) (ZIP)	(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, LUCINDA DAVIS MCCARROLL ~~AND HUSBAND ANDREW R. MCCARROLL~~ * UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. CULCLASURE, SR., ~~UNMARRIED~~

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 the southerly 113 feet at the front and 83 feet at the rear, of Lot No. 4 of Block 1, of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said part of said Lot No. 4 fronts 113 feet on the northwesterly side of Woodlawn Avenue, and extends back between lines, 200 feet, more or less, on the northwesterly line and 170 feet on the southwesterly line to a dead line in the rear, measuring 83 feet thereon.

BEING the same property conveyed to Lucinda Davis McCarroll and spouse, Andrew R. McCarroll, by Deed from Mark L. Pucci and spouse, Patricia P. Pucci, of record in Book 9951, Page 656, Register's Office for Davidson County, Tennessee. * Further being the same property conveyed to Lucinda Davis McCarroll by Quitclaim Deed from Andrew R. McCarroll of recorded in Instrument No. **

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

**199912150303998, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2912 Woodlawn Drive, Nashville, TN 37215
(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 30th day of March, 2001

Lucinda Davis McCarroll
LUCINDA DAVIS MCCARROLL

~~ANDREW R. MCCARROLL~~ *

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 LUCINDA DAVIS MCCARROLL [redacted]

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 30th day of March, 2001.

Commission expires 3/27/01

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, a _____, 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 _____, 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 _____.

My commission expires _____

_____
Notary Public