Record & Return To:
Southern title Services, LLc
Three Maryland Farms, STE 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/14/01 10:42 2pgs
Fees:11.00 Taxes:849.15
20010514-0049443

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00.

Kim Baltz
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of May, 2001.

Carol T. Baker
Notary Public

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Francis L. Bowron and Mary Beth Butterfield
14231 Old Hickory Blvd.
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
181-000-034.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle E. Rullmann and wife, Julie A. Rullmann** hereinafter referred to as Grantors, hereby transfers and conveys to **Francis L. Bowron and wife, Mary Beth Butterfield** hereinafter referred to as 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, described as follows:

Beginning at a fence post in the southerly right of way of Old Hickory Boulevard at the northwest corner of the property conveyed to Benedict Marino in Book 6780, Page 793, Register's Office for Davidson County, Tennessee; thence leaving said Old Hickory Boulevard and following the Benedict Marino property South 6 degrees 47' 12" East, 181.76 feet to a fence post, thence continuing with Benedict Marino for the following 4 calls: South 67 degrees 35' 22" West, 373.6 feet to an iron rod; North 40 degrees 53' 38" West, 14' to an iron rod; South 63 degrees 06' 22" West 51.0 feet to an iron rod; South 82 degrees 10' 38" West 5.24 feet to an iron rod in the easterly right of way of Culbertson Road; thence with said right of way with a curve to the left 86.91 feet and continuing North 0 degrees 22' East 604.85 feet to a pk nail at the

intersection of the easterly right of way of Culbertson Road and the southerly right of way of Old Hickory Boulevard; thence with said southerly right of way of Old Hickory Boulevard along a curve to the left 500.57 feet to the point of begining and containing 3.16 acres, more or less.

Being the same property conveyed to Kyle E. Rullmann and Julie A. Rullmann, husband and wife, by Deed from Terry L. McMillan and Peggy L. McMillan, husband and wife, of record in Book 10486, Page 207, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 14231 Old Hickory Blvd., Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 11th day of May, 2001.

x _____
Kyle E. Rullmann

x _____
Julie A. Rullmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle E. Rullmann and wife, and Julie A. Rullmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2001.

_____
Notary Public

10/22/01
My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

03020-BP