03

Realty Title 48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $55,000.00**

**Affiant**

**Subscribed and sworn to before me, this 19th day of October, 2001.**

**Notary Public**
**My commission expires: 03/14/05**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| The McCulloch Company, LLC | New Owner | 091-10-0-260.00 |
| 528-530 Snyder Avenue | 4823 Quail Hollow | |
| Nashville TN 37209 | Old Hickory, TN 37138 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Fouche, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to The McCulloch Company, LLC, hereinafter called the Grantees, their successors 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 west 60 feet of the north 195.9 feet of Lot No. 9 on the Map of B.F. Cockrill's Farm, of record in Book 161, Pages 134 and 135, Register's Office for said County.

Said part of Lot No. 9 fronts 60 feet on the southerly side of Robertson Avenue and runs back, between lines, as measured from the center line of said avenue, 195.9 feet to a dead line, said property running back along the center line of Foster Avenue.

Being the same property coneyed to Stephen Fouche by deed from Mildred Decker, unmarried of record in Instrument No. 20011025011705 9 Register's Office for Davidson County, Tennessee.

Subject property is not, and never has been, the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 528-530 Snyder Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of October, 2001.

Stephen Fouche

Davidson County DEEDWARR
Recvd: 10/25/01 15:00 2pgs
Fees:13.00 Taxes:203.50

20011025-0117060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Fouche, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of October, 2001.

Notary Public

My Commission expires 03/14/05

