Davidson County DEEDWARR
Recvd: 05/29/03 09:41 2pgs
Fees:13.00 Taxes:455.10

20030529-0072394

WARRANTY DEED

CT-03-3945

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Bruce C. Cullom Jr.
Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2003.

Ashley N. Ford
Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce C. Cullom Jr. and Leanne Russell Cullom, married	Bank of the South	
(NAME)	(NAME)	
3500 McGavock Pike	2745 N. Mt. Juliet Road	134-01-0-22.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WALTER DEMONBREUN AND WIFE, LEONA DEMONBREUN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRUCE C. CULLOM JR. AND LEANNE RUSSELL CULLOM, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Curray Acres, recorded in Book 2133, Page 109 and 110, Register's Office for said County.

Said Lot fronts 175 feet on the westerly side of McGavock Pike and runs back 181.3 feet on the northerly line and 253.5 feet on the southerly line to a dead line measuring 197.7 feet thereon.

Being the same property conveyed to Walter Demonbruen, Jr. and wife, Leona Demonbreun by deed of record in Book 4998, Page 686, said Register's Office.

This conveyance is subject to a Sanitary Sewer amd Storm Drainage Easement of record in Book 5232, Page 653, said Register's Office.

This conveyance is subject to a Drainage Easement of record in Book 4868, Page 22, said Register's Office.

This conveyance is subject to any and all existing easements and restricitions of record.

unimproved ( )
This is improved (X) property, known as 3500 McGavock Pike, Nashville, Tennessee 37217
(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 my/our hand(s) this 23rd day of May, 2003.

Walter Demonbreun Leona Demonbreun

Walter Demonbreun

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Walter Demonbreun and Leona Demonbreun, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2003.

My Commission Expires: 2-19-06

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 23rd day of May, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW