THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21316**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $386,000.00. Affiant Subscribed and sworn to before me, this 31st day of JULY, 2003. Notary Public My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. MICHAEL MORGAN DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mr. and Mrs. Eric Cullison 1802 Beechwood Avenue Nashville, TN 37212	**Send Tax Bills To:** Fieldstone Mortgage Company 11000 Broken Land Pkwy, #600 Columbia, MD 21044	**Tax Information:** MAP 104-16 PAR 220 FB 24W 11610

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HERBERT J. ALLEN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC CULLISON AND WIFE, SUSAN CULLISON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1802 Beechwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JULY, 2003.

Herbert J. Allen by Steven Ochs AIF

HERBERT J. ALLEN, BY: STEVEN OCHS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 08/15/03 12:58 2pgs
Fees:13.00 Taxes:1428.20

20030815-0118097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN OCHS, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said HERBERT J. ALLEN and is authorized by the said HERBERT J. ALLEN to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st day of JULY, 2003.

My commission expires: _____

NOTARY PUBLIC AT LARGE J. MICHAEL MORGAN DAVIDSON COUNTY, TENN.

Notary Public

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County being the east 50 feet of Lot No. 210 and the west 50 feet of Lot No. 209 in the Belmont Land Company's Subdivision of Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 210 fronts 50 feet on the north side of Beechwood Avenue and runs back northward between parallel lines 193 feet to an alley in the rear.

Said part of Lot No. 209 fronts 50 feet on the north side of Beechwood Avenue and runs back northward between parallel lines 192 feet, more or less, to an alley in the rear.

Being the same property conveyed to Herbert Allen, II and wife, Susan Allen by deed dated October 30, 1998 from Willis Alan Ramsey and wife, Alison Ramsey of record in Book 11181, page 610, Register's Office for Davidson County, Tennessee. Herbert Allen, II and wife, Susan Allen have since divorced by Final Decree in the Circuit for Davidson County, Tennessee, Docket No. 99D1083, dated June 23, 1999. Susan Allen has conveyed her interest in said property to Herbert J. Allen by Quitclaim Deed of record in Book 11643, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.