Davidson County DEEDWARR
Recvd: 04/15/04 09:19 2pgs
Fees:13.00 Taxes:1017.50

20040415-0042345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of March, 2004.

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

Notary Public

My Commission Expires: 3-10-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris R. Fuller and Julie E. Fuller
156 Woodmont Blvd.
Nashville, Tennessee 37205

SEND TAX BILLS TO:

HUntington National Bank
7575 Huntington Park Drive
Columbus, Ohio 43235

MAP-PARCEL NUMBERS:
116-03-0-129.00

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, **Jeffrey Langdon and wife, Kelly Langdon** hereinafter referred to as Grantors, hereby transfers and conveys to **Chris R. Fuller and wife, Julie E. Fuller** 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, being the southeasterly one-half of Lot No. 103 and the northwesterly 25 feet of Lot No. 104, on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said part of said Lot Nos. adjoin and front together 75 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Jeffrey Langdon and wife, Kelly Langdon by Warranty Deed from Anna C. Felts, unmarried, of record in Book 11500, page 883, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Easement contained in an instrument of record in Book 9685, Page 519, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4330, Page 378, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, 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 156 Woodmont Blvd., Nashville, Tennessee 37205.

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 29th day of March, 2004.

Jeffrey Langdon

Jeffrey Langdon

Kelly Langdon

Kelly Langdon

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 Jeffrey Langdon and wife, and Kelly Langdon, 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 29th day of March, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE AT LARGE

10215-BP